

Wilsonville TOD - Land Use Application

August 18, 2023



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Team Information

Applicant:	Palindrome Communities LLC Robert Gibson 412 NW 5 th Ave, Suite 200 Portland, OR 97209 503-288-6210 Ext 325
Authorized Representative:	YBA Architects Tim Schneider 3514 N Vancouver Ave, Suite 310 Portland, OR 97227 701-400-0017
Design Team:	
Architect:	YBA Architects Alex Yale, Principal 3514 N Vancouver Ave, Suite 310 Portland, OR 97227 503-334-7392
Surveyor:	RQ4D Nathan Mayer, PLS 503-820-9593
Civil Engineer:	Emerio Design Steve Hansen, PE 6445 SW Fallbrook Place, Suite 100 Beaverton, OR 97008 503-746-8812
Landscape Architect:	Shapiro Didway Blair Didway 1204 SE Water Ave, Suite 21 Portland, OR 97214 206-501-9033
Arborist:	Teragan & Associates Peter van Oss 3145 Westview Circle Lake Oswego, OR 97034 971-231-4044

Project Narrative & Summary:

Site Address:	9749 SW Barber St Wilsonville, OR 97070
Taxlot ID:	31W14B 00703
Gross Site Area:	1.39 acres, ~60,695 sf
Zoning:	PDI Zone
Proposal:	5 stories, 133,575 sf 121 Residential Units 3,750 sf of commercial space (includes food bank and café/taproom) 1,150 sf SMART Transit Welcome Center 14 on-site vehicular parking stalls 26 short-term bicycle parking spaces 130 long-term bicycle parking spaces

The proposed development is comprised of 121 affordable residential units, commercial tenant space for a local Food Bank (Wilsonville Community Sharing), a designated welcome center for SMART Transit, as well as a café/taproom. It also features 14 on-site parking stalls for convenience parking for residents and the commercial uses, as well as 30 short-term bicycle parking stalls and ~130 long-term bicycle parking space, to encourage bicycle use and other alternative modes of transportation. The proposed site at 9749 SW Barber St is City-owned and currently shares the site with the existing bus depot and turnaround. Therefore, a tentative partition plat is included in this application. The development site will include the land area within the existing sidewalks on the west, north and east frontages, and will include the addition of new right-of-way improvements along Barber, featuring stormwater planters, street trees and a new sidewalk.

The site is zoned PDI, and the proposed commercial and residential uses are allowed (with restrictions), given that they are allowable uses in PDC and PDR zones. Additionally, the passage of Senate Bill 8 promotes the development of affordable housing on lands not specifically zoned for residential uses. This affordable housing project will play a significant role in the City of Wilsonville's Equitable Housing Strategic Plan. The applicant has built on the City's past community outreach and has continued that outreach to organizations such as Latino Network, to ensure this development is meeting the needs of the Wilsonville community and the goals of the Equitable Housing Strategic Plan.

The proposed building is ~60'-8" tall and will be constructed as 4 stories of Type VA construction over 1 story of Type IA construction, and will be fully sprinklered. The upper floors consist of entire residential units. The ground floor consists of residential units, resident amenity spaces (including community space, large bike storage rooms, leasing/social services offices, and mail/parcel lockers) as well as the Transit Welcome Center, Food Bank and Café/Taproom. The landscape & site design features ample resident/community gathering and seating areas, including covered BBQ areas, café/taproom seating, and a natural open space that is carefully crafted around the three mature douglas fir trees to remain.

The preservation of these trees is a prominent part of the site design, as their presence contributes to the sense of place and embraces the natural features of the Pacific Northwest.

Stormwater treatment of the building and site is proposed within planted stormwater facilities on the property, and in the new proposed ROW frontage along SW Barber St.

Being a transit-oriented development, the design concept of the building is strongly grounded in this fact, and takes inspiration from modern transportation design, and the idea of instilling movement within a stationary form. The massing design of the upper floors uses subtle angles to segment the building into smaller proportions to break down the scale, and features angled soffits and recesses clad in an accent material unique from the main facades.

The proposed cladding materials have been selected for their durability and aesthetics. The main materials proposed are brick, metal panel and a composite wood plank cladding. Two types of brick are proposed for the ground floor facades, including a dark blue glazed brick and a dark charcoal clinker brick, chosen for its textural surface and its sense of timelessness. The metal panel will have two main colors – dark blue or charcoal gray, depending on which mass of the building it occurs. At soffits or recesses, a composite wood plank cladding will be used as a distinct material, and to reinforce the overall massing concept for the building.


The applicant is requesting the following applications:

- **Stage 1 Master Plan**
- **Stage II Final Plan**
- **Preliminary Plat**
- **Site Design Review**
- **Type C Tree Removal Plan**

The applicant is requesting waivers to development code as listed and described in the Anticipated Waivers section of this document.

Proof of Ownership:

dated 1/11/2019 all previous version of this form are obsolete



**Wilsonville
OREGON**

29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

**Planning Division
Development Permit Application**



Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

<p>Applicant: Name: <u>Robert Gibson</u> Company: <u>Palindrome Communities LLC</u> Mailing Address: <u>412 NW 5th Ave, Suite 200</u> City, State, Zip: <u>Portland, OR 97209</u> Phone: <u>503-288-6210 Ext 325</u> Fax: _____ E-mail: <u>rgibson@pacificap.com</u></p>	<p>Authorized Representative: Name: <u>Tim Schneider</u> Company: <u>YBA Architects</u> Mailing Address: <u>3514 N Vancouver Ave, Suite 310</u> City, State, Zip: <u>Portland, OR 97227</u> Phone: <u>701-400-0017</u> Fax: _____ E-mail: <u>tim@yb-a.com</u></p>
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<p>Property Owner: Name: <u>Bryan Cosgrove, City Manager</u> Company: <u>City of Wilsonville</u> Mailing Address: <u>29799 SW Town Center Loop E</u> City, State, Zip: <u>Wilsonville, OR 97070</u> Phone: <u>503-570-1503</u> Fax: _____ E-mail: <u>cosgrove@ci.wilsonville.or.us</u></p>	<p>Property Owner's Signature:  Printed Name: <u>Bryan Cosgrove</u> Date: <u>8/8/23</u></p> <p>Applicant's Signature: (if different from Property Owner)  Printed Name: <u>Tim Schneider</u> Date: <u>08/08/2023</u></p>
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Site Location and Description:
Project Address if Available: 9699 SW Barber St, Wilsonville, OR 97070 Suite/Unit _____
Project Location: The site is located just to the south of the Trimet park & ride lot/bus turnaround, on SW Barber St.
Tax Map #(s): _____ Tax Lot #(s): 31W14B 00703 County: Washington Clackamas

Request:
This proposal is for the development of a mixed-use affordable multi-family housing project featuring ~121 dwelling units, a local food bank, a Cafe/taproom, a Transit Welcome Center, as well as associated site improvements which include communal outdoor resident amenity spaces and landscaping.

Project Type: **Class I** **Class II** **Class III**
 Residential Commercial Industrial Other: _____

Application Type(s):

<input type="checkbox"/> Annexation	<input type="checkbox"/> Appeal	<input type="checkbox"/> Comp Plan Map Amend	<input type="checkbox"/> Parks Plan Review
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Major Partition	<input type="checkbox"/> Minor Partition	<input type="checkbox"/> Request to Modify Conditions
<input type="checkbox"/> Plan Amendment	<input type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Site Design Review
<input type="checkbox"/> Request for Special Meeting	<input type="checkbox"/> Request for Time Extension	<input checked="" type="checkbox"/> Signs	<input checked="" type="checkbox"/> Stage II Final Plan
<input type="checkbox"/> SROZ/SRIR Review	<input type="checkbox"/> Staff Interpretation	<input checked="" type="checkbox"/> Stage I Master Plan	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Type C Tree Removal Plan	<input type="checkbox"/> Tree Permit (B or C)	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (describe) _____
<input type="checkbox"/> Villebois SAP	<input type="checkbox"/> Villebois PDP	<input type="checkbox"/> Villebois FDP	
<input type="checkbox"/> Zone Map Amendment	<input checked="" type="checkbox"/> Waiver(s)	<input type="checkbox"/> Conditional Use	

TVFR Service Provider Permit Drawings:

See following attachments:

- **TVFR Permit Application**
- **Exhibit FS-1 – Fire Service Site Plan**
- **Exhibit FS-2 – Fire Service Exterior Elevations**
- **Fire Flow Testing Memo**



FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

North Operating Center
 11945 SW 70th Avenue
 Tigard, OR 97223
 Phone: 503-649-8577

South Operating Center
 8445 SW Elligsen Rd
 Wilsonville, OR 97070
 Phone: 503-649-8577

REV 6-30-20

<p align="center">Project Information</p> <p>Applicant Name: <u>YBA Architects - Tim Schneider</u></p> <p>Address: <u>3514 N Vancouver Ave, Suite 310</u></p> <p>Phone: <u>701-400-0017</u></p> <p>Email: <u>tim@yb-a.com</u></p> <p>Site Address: <u>9749 SW Barber St</u></p> <p>City: <u>Wilsonville</u></p> <p>Map & Tax Lot #: <u>31W14B 00703</u></p> <p>Business Name: <u>N/A</u></p> <p>Land Use/Building Jurisdiction: <u>City of Wilsonville</u></p> <p>Land Use/ Building Permit # <u>not yet assigned</u></p> <p>Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County</p> <p align="center">Project Description</p> <p>5 story mixed-use residential building totaling ~134,200 sf with 4 stories of type VA construction over 1 story of type IA construction.</p>	<p align="center">Permit/Review Type (check one):</p> <p><input checked="" type="checkbox"/> Land Use / Building Review - Service Provider Permit</p> <p><input type="checkbox"/> Emergency Radio Responder Coverage Install/Test</p> <p><input type="checkbox"/> LPG Tank (Greater than 2,000 gallons)</p> <p><input type="checkbox"/> Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)</p> <p style="margin-left: 20px;">* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.</p> <p><input type="checkbox"/> Explosives Blasting (Blasting plan is required)</p> <p><input type="checkbox"/> Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)</p> <p><input type="checkbox"/> Tents or Temporary Membrane Structures (in excess of 10,000 square feet)</p> <p><input type="checkbox"/> Temporary Haunted House or similar</p> <p><input type="checkbox"/> OLCC Cannabis Extraction License Review</p> <p><input type="checkbox"/> Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)</p> <p align="center">For Fire Marshal's Office Use Only</p> <p>TVFR Permit # <u>2023-0111</u></p> <p>Permit Type: <u>SPP-Wilsonville</u></p> <p>Submittal Date: <u>8/4/2023</u></p> <p>Assigned To: <u>McGladrey</u></p> <p>Due Date: <u>8/8/2023</u></p> <p>Fees Due: <u>N/A</u></p> <p>Fees Paid: <u>✓</u></p>
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<p>Approval/Inspection Conditions (For Fire Marshal's Office Use Only)</p>	
<p align="center">This section is for application approval only</p> <p><u>MSJ</u> <u>8/8/2023</u> Fire Marshal or Designee Date</p> <p>Conditions: <u>TVFR Final Inspection Required.</u></p> <p>See Attached Conditions: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Site Inspection Required: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p align="center">This section used when site inspection is required</p> <p>Inspection Comments:</p> <p>Final TVFR Approval Signature & Emp ID _____ Date _____</p>

FOR
REFERENCE
ONLY

DATE: 12/10/2019
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]

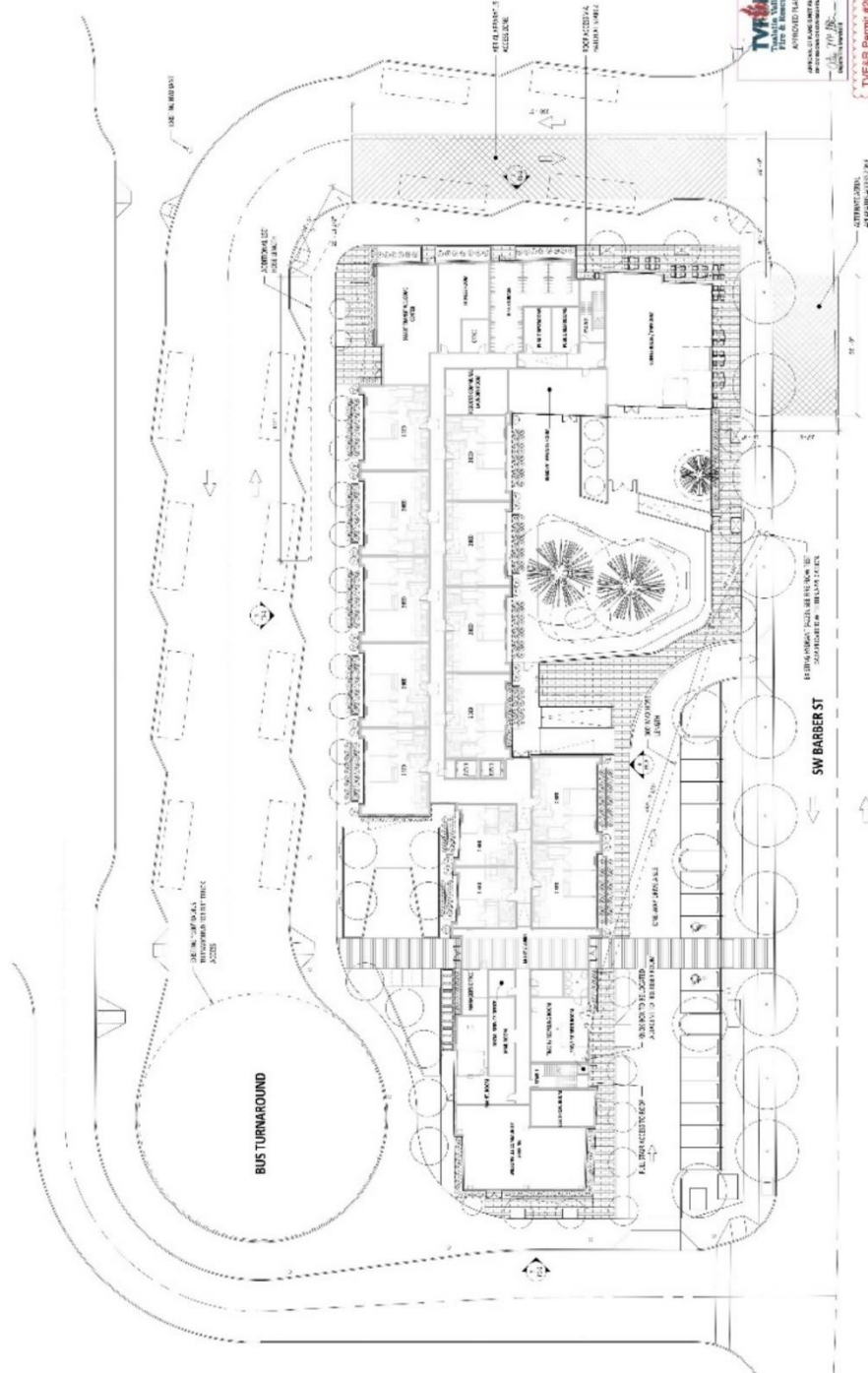
WILSONVILLE TOD

PROJECT: WILSONVILLE TOD
DATE: 12/10/2019
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: 1/8" = 1'-0"

FS-1

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

PROJECT INFORMATION:
PROJECT NAME: WILSONVILLE TOD
PROJECT NUMBER: 19-001
DATE: 12/10/2019
SCALE: 1/8" = 1'-0"



Note: A final inspection from TVR&R is required for this project.

TVR&R Permit #2023-0117

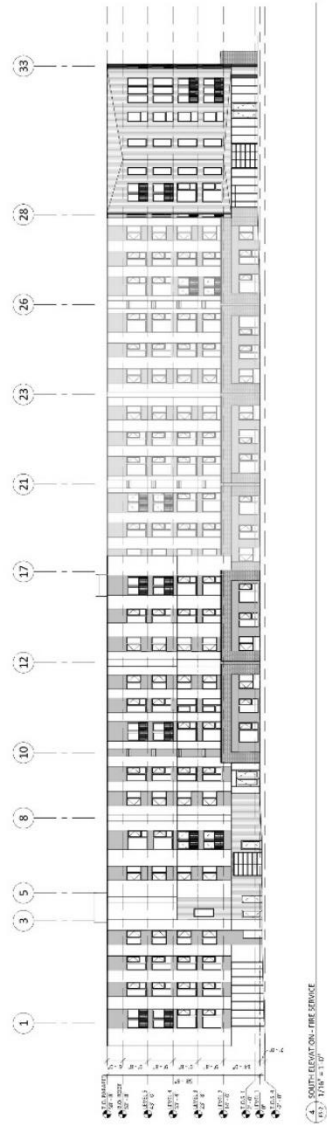
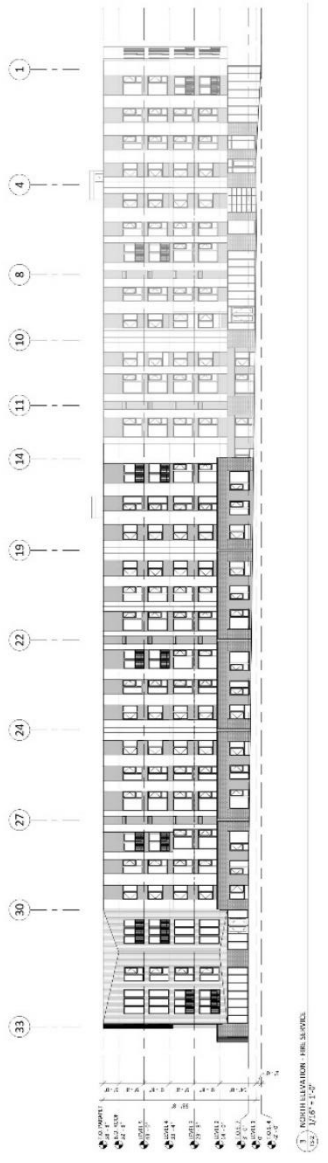
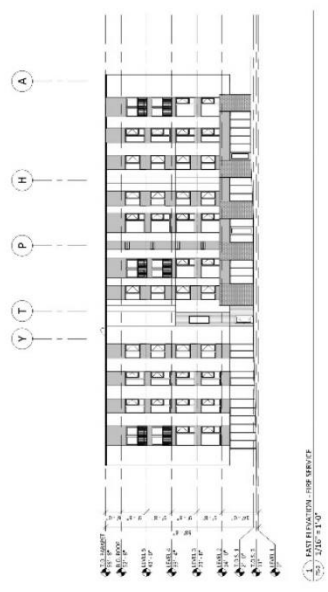
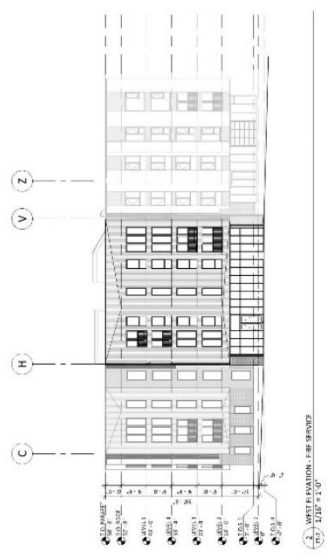
FOR
REFERENCE
ONLY

DATE: 08/14/2023
DRAWN BY: WILSONVILLE TUD

WILSONVILLE TUD

PAINTERWORK CONTRACTORS
LAND USE REVIEW
APPROVED PLANS
APPROVED FOR CONSTRUCTION
FIRE SERVICE - EXTERIOR
ELEVATIONS

FS-2



Project Number	2022-0486	Date	April 14, 2022
Project Name	City of Wilsonville Flow Testing		
To	Dan Carlson	Phone	503-227-3251
	City of Wilsonville 29799 SW Town Center Loop E Wilsonville, OR 97070		
From	Jarod Myrick, CET	@	Interface Engineering, Inc.
Distribution	Dan Carlson – Building Official, Ian Eglitis – Acting Utilities Supervisor		

Applies To **Fire/Life Safety**

Comments: Flow Test

A hydrant flow test was conducted for the subject project at your request. Test Results are:

Test Date and Time =	04/14/2022 @ 9:23am
Tester Names =	Jarod Myrick, Interface Engineering
Witnesses =	Chad Whiting, City of Wilsonville Water Dept. Chris Seward, City of Wilsonville Water Dept.

Test Conducted Per the National Fire Protection Association (NFPA), Recommended Practice #291.

Gauges Calibrations	Certified through February 18, 2023
Pressure Hydrant Location =	#4223 – Barber St
Pressure Hydrant is on a	<input checked="" type="checkbox"/> Circulating Main <input type="checkbox"/> Dead-End Main
Flow Hydrant #1 Location =	#4234 – Barber St
Flow Hydrant #1 is on a	<input checked="" type="checkbox"/> Circulating Main <input type="checkbox"/> Dead-End Main
Test Static Pressure =	108 psig
Test Residual Pressure =	105 psig
UL Certified Orifice Plate Pressure	55 psig
Test Nozzle =	(1) 4 ½" Hose Monster, C=1.0
Corrected Flow =	2455 gpm
Calculated Available Fire Flow =	Theoretical: 15220 gpm at 20 psi. Contact City of Wilsonville for system limitations

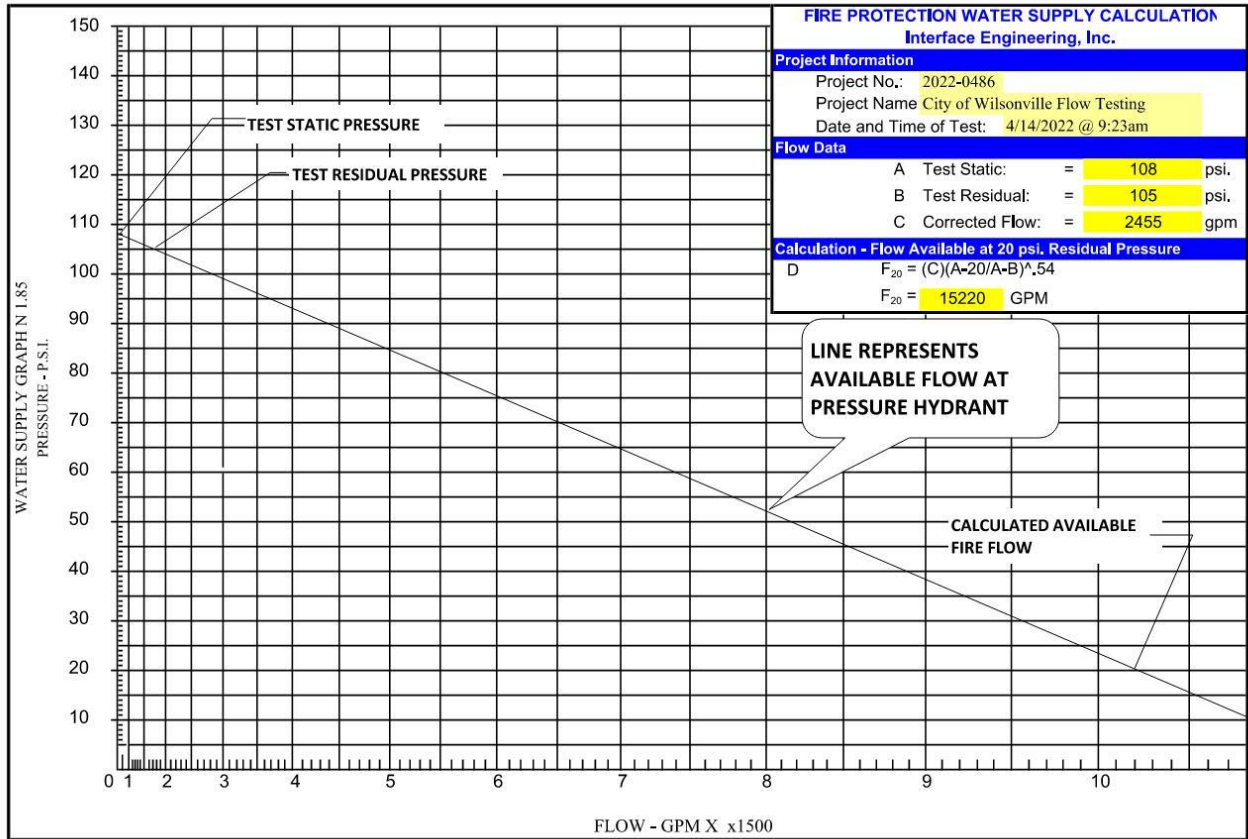
National Fire Protection Association (NFPA) Recommended Practice #291: "To obtain satisfactory test results of theoretical calculation of expected flows or rated capacities, sufficient discharge should be achieved to cause a drop in pressure at the residual hydrant of at least 25 percent, or to flow the total demand necessary for fire-fighting purposes."

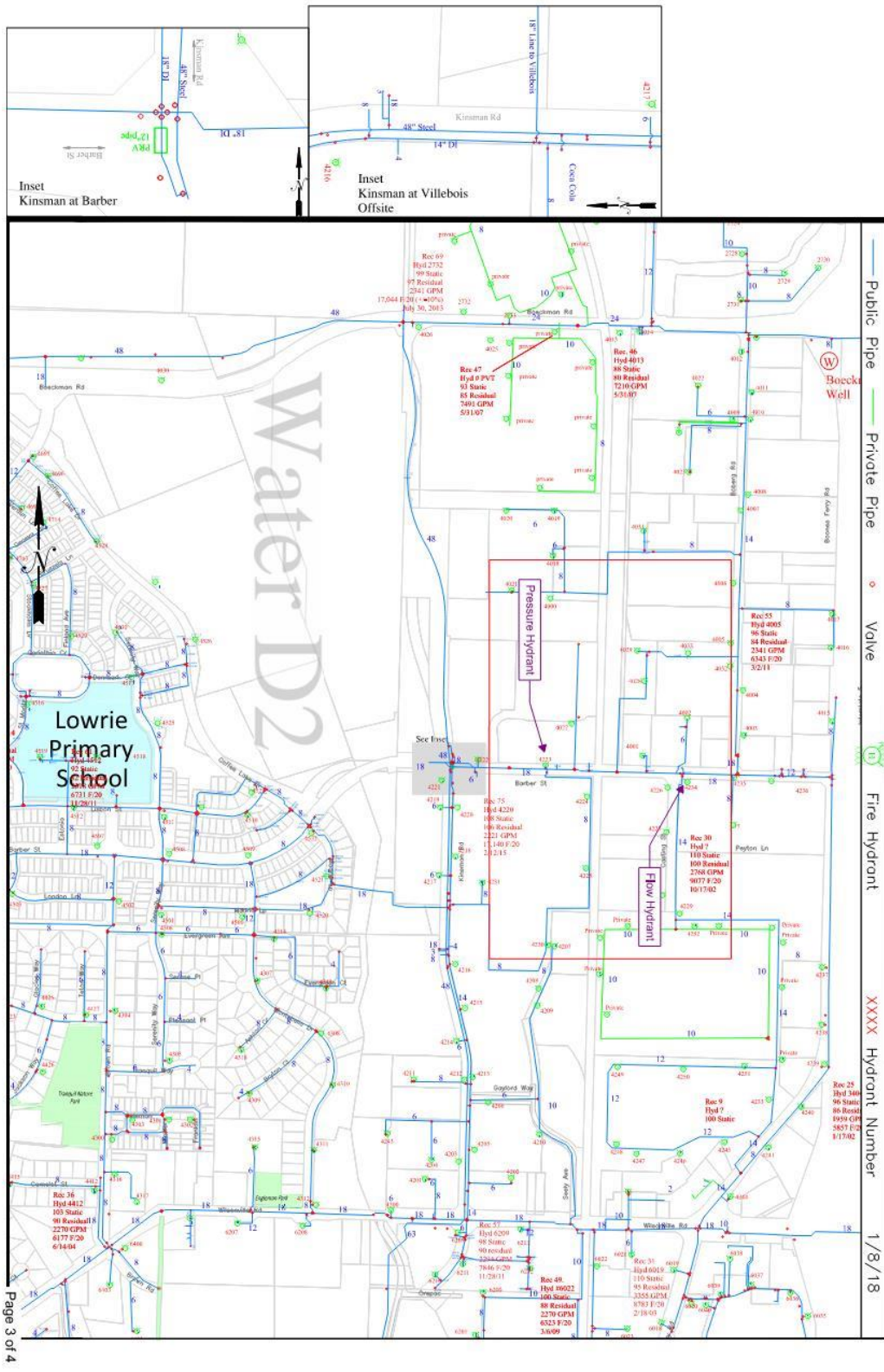
This test achieved:

- Flow of the total demand necessary for fire-fighting purposes.



EXPIRES: 12/31/23





Page 3 of 4



HOSE MONSTER™

4" & 4 ½" CONNECTION FLOW CHART

	4"	4 ½"		4"	4 ½"
PSI	GPM	GPM	PSI	GPM	GPM
10		1047	43		2171
11		1098	44		2196
12		1147	45		2221
13		1194	46		2245
14		1239	47		2270
15		1282	48		2294
16		1324	49		2317
17		1365	50		2341
18		1405	51		2364
19		1443	52		2387
20		1481	53		2410
21		1517	54		2433
22		1553	55		2455
23		1588	56		2478
24		1622	57		2500
25		1655	58		2521
26		1688	59		2543
27		1720	60		2564
28		1752	61		2586
29		1783	62		2607
30		1813	63		2628
31		1843	64		2649
32		1873	65		2669
33		1902	66		2690
34		1930	67		2710
35		1959	68		2730
36		1986	69		2750
37		2014	70		2770
38		2041	71		2790
39		2068	72		2809
40		2094	73		2829
41		2120	74		2848
42		2146	75		2867

The readings on this chart are based on the orifice plate diameter.

It is the user's responsibility to verify that the correct chart and column is being used.

• 4" Use this column if the connection to the Hose Monster is 4".

• 4 ½" Use this column if the connection to the Hose Monster is 4 ½".

This chart is FM Approved for flow rate accuracy. Please call us or instruct the Authority Having Jurisdiction to call us if there are any questions. Additional copies of flow charts are available at: www.hosemonster.com

FLOW TEST



HOSE MONSTER
COMPANY™

MANUFACTURED BY:
The Hose Monster Company
(888) 202-9987 Toll Free
(847) 434-0073 Fax
Service@FlowTest.com
www.HoseMonster.com

Republic Services Service Provider Letter:



1800 526-7622 FAX: 503 746-9777
97001 7000 N. 15th St. Wilsonville, OR 97070
www.republicservices.com

August 17, 2023

Tim Schneider
YBA Architects

Re: WTOD
9749 SW Barber St.
Wilsonville, OR 97070

Dear Tim,

Thank you, for sending us the preliminary site plans for this proposed development in Wilsonville OR.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Wilsonville. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

The properties ingress, service lane, and egress are adequate for our trucks to safely service this site. The level service lane with minimal grading for stormwater run-off is sufficient to safely service our receptacles. The trash-room at ground level with dimensions of 23’Ft. X 26’Ft. will accommodate three 3-yard trash, three 3-yard recycle, with space for an additional 3-yard container as needed. There is also sufficient space for four 65-gallon recycle roll carts. The 9’Ft. wide, roll-up trash-room service door will allow sufficient space to safely move our equipment through when servicing. It is agreed that the ramp between the trash-room and service lane will be a broomed concrete surface to allow our equipment to easily roll in and out during service. Front Load and Side Load service will be sufficient to maintain the anticipated waste levels generated for this site.

Service levels are available as follows:

Trash –	6 days per week*
Recycle –	5 days per week
Food Waste –	5 days per week
Glass –	1 day per week

*Manual or automated compacted trash is subject to additional service rate.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod".

Kelly Herrod
Operations Supervisor
Republic Services Inc.

SECTION 4.000

ADMINISTRATION

Section 4.035. Site Development Permits.

(.01) *Procedures for Processing Site Development Permit.*

- A. Unless the matter is subject to a public hearing process for a land development permit, an application for a Site Development Permit shall be processed through a Class I or II procedure as set forth below.
- B. When an application and proposed development plan is submitted, the Planning Director shall determine the appropriate procedure specified by the Code, together with the determination of affected departments, public agencies and property owners. Where there is a question as to the appropriate type of procedure, the Director may elect to process the application as a Class II Administrative Review item.
- C. The Planning Director shall be responsible for the coordination of the Development Permit application and decision-making procedure and shall only issue a Development Permit to an applicant whose application and proposed development are found to be in compliance with all of the applicable provisions set forth in the Comprehensive Plan and Chapter 4 of this Code. Before issuing the Development Permit, the Director shall be provided with the detail required to establish full compliance with the requirements of this Code.

(.02) *Class I—Administrative Review.* Consistent with the authority set forth in Section 4.030, a Class I application shall be processed without a public hearing or public notice, unless otherwise specifically required by this Code.

- A. Within 30 days of the date of receiving a complete Class I application, pursuant to Section 4.011, the Director shall approve, conditionally approve, or deny the Development Permit. The decision of the Director shall be based upon the application, the evidence, comments from referral agencies, and approvals required by others. The Director shall notify the applicant in writing of the disposition of the application. The notice shall indicate the date that the decision will take effect and describe the right of appeal pursuant to Section 4.022.
- B. The Development Permit shall be approved if applicable approvals by others have been granted and the proposed development otherwise conforms to the requirements of the Comprehensive Plan, and the remainder of Chapter 4.
 - 1. The Development Permit shall be denied if required approvals are not obtained or the application otherwise fails to comply with Code requirements. The notice shall describe the reason for denial.
 - 2. Upon taking action on a Class I Permit application, the Planning Director shall mail notice of the decision to the applicant. A decision of the Planning Director under this procedure may be appealed by the applicant in accordance with Sections 4.022 and 4.030. The hearing on the appeal shall be a review of the record supplemented by oral commentary relevant to the record presented on behalf of the applicant and the Planning Director.

(.03) *Class II—Administrative Review.* Consistent with the authority set forth in Section 4.030, a Class II application shall be processed without a public hearing, except as determined appropriate by the Director.

- A. Within ten calendar days of receiving a complete Class II Permit application, the Planning Director shall mail notice of the proposed development, pursuant to Section 4.012, to all property owners within 250 feet of the proposal. The notice shall summarize the standards and criteria that will be used to evaluate the application and shall be sent to the persons designated to receive notice by the relevant sections of this Code. The notice shall invite persons to submit information within ten calendar days, relevant to the standards pertinent to the proposal and giving reasons why the application should or should not be approved or proposing conditions the person believes are necessary for approval according to the standards. The notice shall also advise the person of the right to appeal the decision on the proposed development if the person's concerns are not resolved.

- B. If the Director anticipates that persons other than the applicant can be expected to question the application's compliance with the Comprehensive Plan or Development Standards, the Planning Director may initiate a public hearing.
- C. Within ten calendar days of the final response date, the Director shall review any information received under Subsection "A", above, and make a final decision. The final decision and supporting findings shall be forwarded to the applicant, affected parties required to be notified, and the Development Review Board. The decision shall be based upon a determination of whether the application complies with the standards and criteria listed above for Class I Administrative Reviews and the following additional standards:
 - 1. The proposed development or use, including signage, is compatible with developments or uses permitted in the zone;
 - 2. The proposed development or use will not create a nuisance or result in a significant reduction in the value or usefulness of adjacent properties;
 - 3. If the proposed use is to be temporary, the length of time for which it is permitted shall be reasonable in terms of the purpose and nature of the use that is proposed;
 - 4. If the application involves a Variance, it shall be subject to the standards and criteria listed in Section 4.196;
 - 5. All of the relevant application filing requirements of Chapter 4 have been met.
- D. A decision of the Planning Director under a Class II procedure may be appealed by an affected party or may be called up for review by the Development Review Board, provided such action is taken by members of either panel of the Board as specified in Section 4.022.
- E. The Development Review Board, Planning Commission, or City Council may delegate specific actions or duties to be executed by the Planning Director. The body making the delegation shall specify the administrative review procedures that the Director is to follow in the process.

(.04) Site Development Permit Application.

- A. An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.
 - 1. A completed Permit application form, including identification of the project coordinator, or professional design team.
 - 2. An explanation of intent, stating the nature of the proposed development, reasons for the Permit request, pertinent background information, information required by the development standards and other information specified by the Director as required by other sections of this Code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken. As noted in Section 4.014, the applicant bears the burden of proving that the application meets all requirements of this Code.

Response: See 'Project Narrative and Summary' at the beginning of this written narrative.

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

Response: A DPA form has been provided with this application.

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

Response: See property description below (also provided on sheet 'A001 – Land Use Site Plan'.

SITE ADDRESS: 9749 SW Barber St, Wilsonville OR 97070
TAXLOT ID: 31W14B 00703
RECORD NUMBER: 5020822

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

Response: Building & site plans, sections, elevations and renderings are provided to accurately represent the impact of the development on the community.

6. Unless specifically waived by the Director, the submittal shall include: ten copies folded to 9" x 12" or (one set of full-sized scaled drawings and nine 8½" x 11" reductions of larger drawings) of the proposed Site Development Plan, including a small scale vicinity map and showing:
- a. Streets, private drives, driveways, sidewalks, pedestrian ways, off-street parking, loading areas, garbage and recycling storage areas, power lines and railroad tracks, and shall indicate the direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles.

Response: This information is provided on sheet 'A001 – Land Use Site Plan'.

- b. The Site Plan shall indicate how utility service, including sanitary sewer, water and storm drainage, are to be provided. The Site Plan shall also show the following off-site features: distances from the subject property to any structures on adjacent properties and the locations and uses of streets, private drives, or driveways on adjacent properties.

Response: See sheet 'C3.00 – Utility Plan' for all utility services to the site/building, including location of proposed PGE vault/transformer. See sheet 'C2.00 – Site Grading Plan' for all stormwater drainage features. The site is bordered by SW Barber St to the south, a Trimet access road to the west, and a bus turnaround road to the north and east. There are no structures immediately adjacent to the property on any of the adjoining properties.

- c. Location and dimensions of structures, utilization of structures, including activities and the number of living units.

Response: See sheets A001 & A101 for location and dimensions of the proposed building, as well as the area of proposed outdoor amenities. Sheet 'L2 – Level 1 Materials Plan' for detailed landscape and site design information. The total number of living units is 121, and is also included on sheet A001 under the 'Land Use Summary' section.

- d. Major existing landscaping features including trees to be saved, and existing and proposed contours.

Response: Three large doug fir trees are proposed to be retained with the development. These can be seen on sheet 'L1 – Existing Tree Inventory Plan'. See sheet 'C2.00 – Site Grading Plan' for all existing and proposed contours.

e. Relevant operational data, drawings and/or elevations clearly establishing the scale, character and relationship of buildings, streets, private drives, and open space.

Response: A site plan, building elevations, and renderings are provided to indicate the proposed visual impact of the development to the site and surrounding environment. See sheets A001, A201-A203 & A900. A traffic impact analysis has also been performed to review the proposal's impact to the existing roadway infrastructure, and is included with this application.

f. Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, e.g., flood plain, forested areas, steep slopes or adjacent to stream banks, the elevations of all points used to determine contours shall be indicated and said points shall be given to true elevation above mean sea level as determined by the City Engineer. The base data shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals shall be shown:

- i. One foot contours for slopes of up to five percent;
- ii. Two foot contours for slopes of from six percent to 12 percent;
- iii. Five foot contours for slopes of from 12 percent to 20 percent. These slopes shall be clearly identified, and
- iv. Ten foot contours for slopes exceeding 20 percent.

Response: Contours are provided in one-foot increments across the entirety of the site. See sheet 'C.200 – Site Grading Plan'.

g. A tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage and average residential density per net acre.

Response: The proposed project includes the following areas (also included on sheet A001 - Land Use Site Plan):

Gross Site Area: 60,695 sf (~1.39 acres)
Gross Building Area: ~133,575 sf
Net Rentable Area: ~106,025 sf
Commercial Use Area: ~4,900 sf
Residential Use Area: ~128,675 sf
Residential Density: ~87 units/acre
Parking Lot Area: 7,278 sf
Impermeable Paving Coverage: 9,910 sf
Building Footprint: 28,711 sf
Permeable Paving/Decking: 7,698 sf
Total Landscaped Area: 16,079 sf

h. An application fee as set by the City Council.

i. If there are trees in the development area, an arborist's report, as required in Section 4.600. This report shall also show the impacts of grading on the trees.

Response: An Arborist's Report is included with this application, as there are existing trees that will be removed, and three trees to be retained on site.

- j. A list of all owners of property within 250 feet of the subject property, printed on label format. The list is to be based on the latest available information from the County Assessor.
- (.05) *Complete Submittal Required.* Application materials shall be submitted to the Planning Director who shall have the date of submission indicated on each copy submitted. Within 30 calendar days from the date of submission, the Director shall determine whether an application is complete. An application is not complete unless accompanied by a traffic study, as prescribed by the City Engineer; except in cases where the requirement of a traffic study has been specifically waived by the Community Development Director.
- A. If the Director determines that the application is incomplete or otherwise does not conform to the provisions of this Code, the applicant shall immediately be notified in writing, conveying an explanation and a submittal deadline for completion or correction of the application. If the applicant fails or refuses to provide the necessary information, the application will be processed as specified in Section 4.011 (How Applications Are Processed) in order to assure that statutory time limits are met.
 - B. If an application is determined to be complete and in conformance with the provisions of this Ordinance, the Director shall accept it and note the date of acceptance on the application form. The Director shall then schedule the appropriate review and notify the applicant of the date of the final decision or hearing as set forth in this Chapter.
 - C. Materials submitted to the Planning Department staff after the preparation of the staff report shall be date-stamped and passed on to the appropriate decision makers. If there is insufficient time for the staff to prepare an analysis of such information, the decision-makers may choose to postpone action until such an analysis can be completed. If statutory time limits for action on the application preclude postponement, the decision makers may request a summary of the new information from the party presenting it. If information is received too late to be adequately evaluated within the legal time limits for action on the application, the decision-makers shall so state and shall make the decision, indicating within the adopted findings of fact the extent to which that information was considered in rendering the decision.
 - D. Written testimony that is sent via mail, facsimile, or computer and received by the City Recorder or the Recorder's designee prior to a public hearing shall be included in the record and considered to be originals, provided the document bears the name of the person testifying. Persons sending such documents shall be responsible for verifying that the documents have been received by the intended recipient on City staff. The City will make all reasonable attempts to convert testimony sent by telecommunication to paper format but bears no responsibility for doing so.

SECTION 4.100

ZONING STANDARDS

Section 4.113. Standards Applying to Residential Developments in any Zone.

4.113 (.01) Open Space:

- A. *Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.*

Response: Care has been taken in the design of this project to provide open spaces that provide light & air as well as views out of the building from all residential units. Open Spaces provided include exterior resident BBQ/gathering spaces, landscaped/planted areas adjacent to the building, an outdoor seating area for a Café/Taproom, as well as a generous natural play area around some mature douglas fir trees to be retained on the site.

B. *Applicability.*

1. *The open space standards of this subsection shall apply to the following:*

- a. *Subdivisions.*
- b. *Planned Developments.*
- c. *Multi-family Development.*

2. *These standards do not apply to the following:*

- a. *Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.*
- b. *Middle Housing Land Divisions.*

Response: The proposed development includes a multi-family building. Therefore, the Open Space standards apply.

4.113 (.01) C. *Area Required. The minimum open space area required in a development is an area equal to 25 percent of the size of the Gross Development Area except if reduced for shared parking pursuant to Subsection 4.155(.03)S.*

Response: The total development area of the proposed site is ~60,695 sf. The total required open space is equivalent to 15,173 sf (25% of gross development area). The proposed development provides various open spaces on the site for resident and public amenity – see description in response to section 4.133(.01)(A) above. The total open space provided is 18,818 sf. Therefore the criterion is met.

4.113 (.01) D. *Required Open Space Characteristics:*

1. *Size of Individual Open Spaces. For developments with ten or more lots buildable with dwelling units (or ten or more multi-family units) an open space area must be at least 2,000 square feet to be counted towards the 25 percent open space requirement. For developments with less than ten lots buildable with dwelling units (or less than ten multi-family units) an open space area must be at least 1,000 square feet to be counted towards the 25 percent open space requirement.*

Response: The proposed development includes greater than 10 multifamily units, therefore the individual open spaces must be greater than 2,000 square feet. The proposed open spaces include three separate areas of the site with the following square footages, meeting this criteria.

NW Resident Plaza/BBQ Area & Landscaping: 4,898 sf

Outdoor Resident amenity/Café Seating & Landscaping: 13,920 sf

2. *Types of Open Space and Ownership. The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.*
 - a. *Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ*
 - b. *New natural/wildlife habitat areas*
 - c. *Non-fenced vegetated stormwater features*
 - d. *Play areas and play structures*
 - e. *Open grass area for recreational play*
 - f. *Swimming and wading areas*
 - g. *Other areas similar to a. through f. that are [publicly] accessible*
 - h. *Walking paths besides required sidewalks in the public right-of-way or along a private drive.*

Response: Several of the above types of open spaces are proposed with this development, including several large non-fenced stormwater planters, located in the Northwest corner of the site, near the resident loading area and near the outdoor resident amenity and seating area. These areas are designed to not only provide treatment for on-site stormwater runoff, but are also located strategically to buffer views between interior residential units and outdoor resident amenity or loading dock areas, while providing pleasant views for residents to enjoy while inhabiting the outdoor amenity areas.

The development also proposes the use of walking paths and open areas for recreational play. The main walking path running east-west along the on-site drive aisle will be paved with permeable pavers, to provide a walking path with a distinct character that differs from other typical concrete or asphalt surfaces. This path connects the main entry of the building with an outdoor open area, located beneath two of the three large doug fir trees being retained with the development. This open area (and preservation of the trees) is intended to provide a sense of place and heart of the development, which is deeply rooted in the natural landscape of the Pacific Northwest.

3. *Usable open space requirements. Half of the minimum open space area, an area equal to 12.5 percent of the size of the Gross Development Area, shall be located outside the SROZ and be usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.*
 - a. *Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.*
 - b. *Be designed and programmed for a variety of age groups or other user groups.*

Response: The total required area of Usable Open Space is 7,587 sf (12.5% of the gross development area). The total area proposed is equivalent to 9,095 sf, and has been designed by a registered professional landscape architect. See landscape sheet L2 – Level 1 Materials Plan, included with this submission. Therefore, this criterion is met.

4. *Enhancing Existing Wildlife Habitat through Design of Open Space:*
 - a. *Open space designed, as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.*
 - b. *To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.*

Response: The proposed development includes the protection of three mature douglas fir trees in the center of the site, to minimize impacts to the existing wildlife in this area. The resident outdoor amenity and children’s play area has been carefully designed around these trees, to protect and reduce construction impacts, in order to maintain the long-term health of these trees and any subsequent wildlife that depends these trees as part of their habitat.

4.113 (.01) G. *The open space requirements of this subsection are subject to adjustments in PDR zones pursuant to Subsection 4.124(.08).*

Response: The proposed site is zoned PDI. Therefore, the criterion is not applicable.

4.113 (.02) Building Setbacks *(for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.*

4.113 (.02) A. *For lots over 10,000 square feet:*

1. *Minimum front yard setback: 20 feet.*

Response: As the proposed development is within the PDI zone, building setbacks set forth in the PDI zoning code (section 4.135) will apply. See response to that section within this narrative.

2. *Minimum side yard setback: Ten feet. In the case of a corner lot less than 100 feet in width, abutting more than one street or tract with a private drive, the side yard on the street or private drive side of such lot shall be not less than 20 percent of the width of the lot, but not less than ten feet.*

Response: As the proposed development is within the PDI zone, building setbacks set forth in the PDI zoning code (section 4.135) will apply. See response to that section within this narrative.

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

Response: The proposed site is not a key lot, therefore, the criterion is not applicable.

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

Response: There are no future streets planned through the site, therefore the criterion is not applicable.

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

Response: The proposed development is a mixed-use multifamily project, and does not include garage doors or car ports for parking. Therefore the criterion is not applicable.

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

Response: The applicant requests a waiver to the minimum rear yard setback for the northern frontage of the proposed development. A setback varying between 8'-10" and 9'-3" is proposed at the ground floor. The upper floors are setback between 10'-11" & 12'-11" from the property line.

See 'Anticipated Waivers' section further in this narrative for additional information on this request.

7. *Cottage Cluster Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters. For cottage clusters, minimum front, rear, and side setbacks are ten (10) feet.*

Response: No Cottage Clusters are proposed with this development. Therefore, the criterion is not applicable.

8. *Townhouse Setbacks: No setback is required along property lines where townhouses are attached.*

Response: No townhouses are proposed with this development. Therefore, the criterion is not applicable.

B. For lots not exceeding 10,000 square feet:

Response: The proposed lot exceeds 10,000 square feet. Therefore, this criterion is not applicable.

4.113 (.03) Height Guidelines. *The Development Review Board may regulate heights as follows:*

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

4.113 (.03) B. *To provide buffering of low density developments by requiring the placement of buildings more than two stories in height away from the property lines abutting a low density zone.*

4.113 (.03) C. *To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River from greater encroachments than would occur if developed conventionally.*

Response: The proposed site is within the Planned Development Industrial zone (PDI), which features low-density light industrial development. It is bordered by a heavy rail line to the east, a bus turnaround and Trimet parking lot to the north, open space that is part of the SROZ to the west, and the Coca Cola production Plant to the south across SW Barber St. The proposed height for the building is 5 stories, at ~60'-8" tall. Due to the surrounding site conditions, the proposed building height does not limit access to light and air to any adjacent properties.

4.113 (.04) Residential uses for treatment or training:

Response: No Residential Homes or Residential Facilities are proposed with this development. Therefore, the criterion is not applicable.

4.113 (.05) Off Street Parking. *Off-street parking shall be provided as specified in Section 4.155.*

Response: See response to section 4.155 within this narrative.

4.113 (.06) Signs. *Signs shall be governed by the provisions of Sections 4.156.01—4.156.11.*

Response: See response to section 4.156 within this narrative.

4.113 (.07) Fences:

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

Response: There are no sight-obscuring fences proposed with this development. The only fence proposed within the 20' front yard setback is a metal fence around the children's play area/open space to separate children from vehicular traffic exiting the on-site parking lot. The fence will have visibility through it, to promote safety and security of the site. Therefore, the criterion will be met.

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

Response: No fences are proposed within the side yard setbacks of the proposed development.

4.113 (.07) C. *Notwithstanding the provisions of Section 4.122(10)(a) and (b), the Development Review Board may require such fencing as shall be deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.*

Response: A fence is proposed between the drive aisle and children's play area – see response to section 4.133(.07)A above.

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

Response: None of the restricted fencing materials are proposed with this project. Therefore, the criterion will be met.

4.113 (.08) Corner Vision. *Vision clearance shall be provided as specified in Section 4.177, or such additional requirements as specified by the City Engineer.*

Response: The proposed development will comply. See response to section 4.177 within this written narrative.

4.113 (.09) Prohibited Uses:

4.113 (.09) A. *Uses of structures and land not specifically permitted in the applicable zoning districts.*

Response: Noted. There will be no use of structures and land not permitted in the PDI district.

4.113 (.09) B. *The use of a trailer, travel trailer or mobile coach as a residence, except as specifically permitted in an approved RV park.*

Response: There will be no use of trailers or mobile coaches for residence within the proposed development.

4.113 (.09) C. *Outdoor advertising displays, advertising signs, or advertising structures except as provided in Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10.*

Response: All signage will comply with section 4.156 of the development code. See response to section 4.156 within this narrative.

4.113 (.10) *Accessory Dwelling Units:*

Response: Section is not applicable, as there are no Accessory Dwelling Units proposed with this development.

4.113 (.11) *Reduced Setback Agreements.*

Response: Section is not applicable, as this section is written for multiple contiguous residential homes. The proposed development includes a single mixed-use multifamily building.

4.113 (.12) *Bed and Breakfasts:*

Response: Section is not applicable, as there are no Bed and Breakfasts proposed with this development.

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

Response: Noted.

4.113 (.14) *Design Standards for Detached Single-family and Middle Housing.*

Response: Section is not applicable, as there are no single-family or Middle Housing types proposed with this development. A single multi-family residential building is proposed with this development.

Section 4.116. Standards Applying to Commercial Developments in any Zone.

Any commercial use shall be subject to the applicable provisions of this Code and to the following, unless otherwise provided for by a specific zone, overlay zone or a legislative master plan:

4.116 (.01) *Commercial developments shall be planned in the form of centers or complexes as provided in the City's Comprehensive Plan. As noted in the Comprehensive Plan, Wilsonville's focus on centers or complexes is intended to limit strip commercial development. (.02) Where the land use map of Wilsonville's Comprehensive Plan calls for "Office Commercial" development, not less than 60 percent of the total square footage of the ground floors of buildings within the development shall be in office use. Total floor area dedicated to retail use shall not exceed 30 percent. On-site parking may be limited in order to control traffic generation.*

Response: The proposed project is a mixed-use affordable housing development that includes a ground floor Food Bank, Café/Taproom and Transit Welcome Center. These three spaces are spread throughout the ground floor (in addition to ground-floor residential units) and do not reflect a typical strip commercial development. The site is zoned PDI and is subject to the zoning requirements of section 4.135(.03)(O)(3), limiting the floor area of retail uses to 5,000 sf in a single building. During the Preapplication meeting, it was discussed that the SMART Transit Welcome Center will not be considered in the calculation of commercial space. Therefore, the Food Bank and Café/Taproom account for the total of 3,600 sf for commercial space proposed with this application, which is equivalent to ~2.7% of the total floor area of the building. Therefore, the criterion is met.

4.116 (.03) *Where the land use map of Wilsonville's Comprehensive Plan calls for "Commercial/Industrial mixed use" development, not more than 50 percent of the total floor area of the development shall consist of retail space.*

Response: The proposed site is considered "Industrial" per the Comprehensive Plan Map. Therefore, the criterion is not applicable.

4.116 (.04) *Where the land use map of Wilsonville's Comprehensive Plan calls for "Residential/Commercial mixed use" development, not less than 50 percent of the total floor area of the development shall consist of residential units.*

Response: The proposed site is considered "Industrial" per the Comprehensive Plan Map. Therefore, the criterion is not applicable.

4.116 (.05) *All businesses, service or processing, shall be conducted wholly within a completely enclosed building; except for:*

- A. *The sale of automotive fuel, lubricants, and fluids at service stations.*
- B. *Car washes and car vacuum bays.*
- C. *Off-street parking for customers and employees and off-street loading.*
- D. *Outdoor seating areas associated with food and drink establishments on private property, or on public easements, provided the area and activities conform to ADA standards and do not interfere with public uses, safety, access or circulation.*
- E. *Temporary staging of inventory, as shall be authorized through a site development permit, complying with the following additional minimum development and performance standards:*

1. *The staging area shall be screened by a fully sight obscuring fence or planting, high wall, high berm or high screen landscape standard as specified in Section 4.176—Landscaping Screening and Buffering;*
 2. *All parts of the staged inventory shall be completely concealed on all sides from public view at the right-of-way line; and*
 3. *The staged inventory shall be relocated into a completely enclosed structure of the primary retail operation within 48 hours of placement.*
- F. *Exterior sales that are specifically authorized through temporary use permit approval, subject to conditions of approval. Exterior sales that may be permitted are those that are limited in time duration, such as sidewalk sales, grand openings, or farmers' markets.*
- G. *Exterior sales areas, complying with the following minimum development and performance standards:*
1. *The sales area shall be accessory to, and shall not exceed five percent of the floor area of the primary retail operation.*
 2. *The sales area shall be completely covered by a permanent structure of a design, construction and architecture compatible with that of the structure of the primary retail operation.*
 3. *All required ADA and pedestrian access ways and circulation aisles shall remain clear at all times.*
 4. *For new development, the Development Review Board may grant a waiver to allow exterior sales area of up to ten percent of the floor area of the primary retail operation, provided that findings can be made that:*
 - a. *The expanded covered area has received approval through a Stage II/Site Design Review process.*
 - b. *The expanded area does not detract from the overall character of the development or the surrounding neighborhood.*
 - c. *Partial walls are required for screening large or bulky items.*
 5. *For Development existing on December 21, 2005, the Planning Director, pursuant to a Class II Administrative Review Process, may grant a waiver to allow exterior sales areas of up to ten percent of the floor area of the primary retail operation, provided that findings can be made that:*
 - a. *The expanded area does not detract from the overall character of the area,*
 - b. *Partial walls are required for screening large or bulky items.*

Response: All business activities will be contained to the interior of the building, aside from the Café/Taproom exterior seating area, which will be ADA accessible. This is allowable per subsection 'D'. Therefore, the criterion is met.

4.116 (.06) *In any Commercial Development directly across the street from any Residential District, the loading facilities shall be at least 20 feet from the street, shall be sited whenever practicable at the rear or side, and if facing a residential area, shall be properly screened. Screening shall be provided in a manner that is compatible with the adjacent residential development in terms of quality of materials and design. Such screening shall effectively minimize light glare and noise levels to those of adjacent residential areas.*

Response: The proposed development is not adjacent to any Residential District. Therefore, the criterion is not applicable.

4.116 (.07) *Uses shall be limited to those which will meet the performance standards specified in Section 4.135(.05), with the exception of 4.135(.05)(M.)(3.).*

Response: There will be no outdoor storage areas for the commercial tenants of this development. All storage will be located within the building. Therefore, the criterion is not applicable.

4.116 (.08) *Corner lots shall conform to the vision clearance standards set forth in Section 4.177.*

Response: The clear vision standards of section 4.177 will be met.

4.116 (.09) *Trailer, trailer houses, mobile coaches, or any altered variation thereof shall not be used for the purpose of conducting a trade or calling or for storage of material unless approved for such purpose as a temporary use.*

Response: None of the above will be used for business purposes or storage or materials on site. All business and storage will be contained within the building. Therefore, the criterion is met.

4.116 (.10) *Commercial developments generally:*

A. *[Right-of-way line.] No structure shall be erected closer than the right-of-way line then existing or the officially planned right-of-way of any public, county, or state road.*

Response: The proposed building will be set back from the right-of-way line.

B. *Minimum Front Yard Setback. None required except when front yard abuts a more restrictive district. When front yard abuts a more restrictive district, setbacks shall be the same as the abutting district.*

Response: The proposed site is zoned PDI, and it abuts PDI zones on all sides. Therefore, the front yard setback requirements will be governed by section 4.135(.06)(C). See response to that section within this narrative.

C. *Minimum Rear Yard Setback. None required except when rear yard abuts a more restrictive district. When rear yard abuts a more restrictive district, setbacks shall be the same as for the abutting district.*

Response: The proposed site is zoned PDI, and it abuts PDI zones on all sides. Therefore, the rear yard setback requirements will be governed by section 4.135(.06)(D). See response to that section within this narrative.

D. *Minimum Side Yard Setback. None required except when side yard abuts a more restrictive district. When side yard abuts a more restrictive district, setbacks shall be one and one-half times the setback required for the abutting district.*

Response: The proposed site is zoned PDI, and it abuts PDI zones on all sides. Therefore, the front yard setback requirements will be governed by section 4.135(.06)(D). See response to that section within this narrative.

E. *Maximum Building Height. 35 feet, unless taller buildings are specifically allowed in the zone.*

Response: The site is zoned PDI and does not have a height limit specified within section 4.135. The proposed building height is 5 stories and ~60'-8" tall, which is standard for a mixed-use multi-family development of this scale.

F. Minimum Lot Size. No limitation, save and except as may otherwise be affected by other provisions of this Code.

Response: Noted.

G. Maximum Lot Coverage. No limitation, save and except as may otherwise be affected by other provisions of this Code.

Response: Noted.

H. Minimum Street Frontage. No limitation, save and except as may be necessary to provide minimum access requirements.

Response: Noted.

4.116 (.11) Hotels or Motels:

A. Minimum Lot Size. 1,000 square feet for each unit.

B. Minimum Street Frontage. 100 feet.

C. Front Yard Setback. 30 feet, unless located in the Old Town overlay zone, in which case the standards of the overlay zone shall apply. Structures on corner lots shall observe the minimum setback on both streets or tracts with a private drive.

D. Minimum Rear Yard Setback. 30 feet.

E. Minimum Side Yard Setback. 24 feet.

Response: No hotels or motels are proposed with this development. Therefore, the criterion is not applicable.

4.116 (.12) Off-Street Parking is to be as specified in Section 4.155.

Response: All off-street parking will comply with section 4.115. See responses to that section within this narrative.

4.116 (.13) Signs are subject to the standards of Sections 4.156.01 through 4.156.11.

Response: Signs will comply with sections 4.156.01 – 4.156.11. See responses to those sections within this narrative.

4.116 (.14) Prohibited Uses:

A. The use of a trailer, trailer house, or mobile coach as a residence is prohibited except where approved within an RV park or approved as a temporary use during construction.

B. Any use that violates the performance standards of Section 4.135(.05), other than 4.135(.05)(M.)(3.) is prohibited within commercial developments.

Response: No trailers, trailer house, or mobile coaches are proposed with this development. No prohibited uses are proposed. Therefore, the criterion is met.

Section 4.118. Standards Applying to all Planned Development Zones.

4.118 (.01) *Height Guidelines. In "S" overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:*

- A. *Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.*
- B. *To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.*
- C. *To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.*
- D. *In no case shall the height of duplexes, triplexes, fourplexes, or townhouses be limited to less than the maximum height allowed for detached single-family dwellings in the same zone. In addition, in no case shall the height of triplexes, fourplexes, or townhouses be limited to less than 25 feet.*

Response: The proposed site is within the Planned Development Industrial zone (PDI), which features low-density light industrial development. It is bordered by a heavy rail line to the east, a bus turnaround and Trimet parking lot to the north, open space that is part of the SROZ to the west, and the Coca Cola production Plant to the south across SW Barber St. The proposed height for the building is 5 stories, at ~60'-8" tall. Due to the surrounding site conditions, the proposed building height does not limit access to light and air to any adjacent properties.

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

Response: Underground utilities will comply with section 4.300. All above ground utilities, such as vaults will be screened with plantings where possible. See sheet L4 – Level 1 Planting Plan for plantings.

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

4.118 (.03) A. *Waive the following typical development standards:*

- 1. *Minimum lot area;*
- 2. *Lot width and frontage;*
- 3. *Height and yard requirements;*
- 4. *Lot coverage;*
- 5. *Lot depth;*
- 6. *Street widths;*
- 7. *Sidewalk requirements;*
- 8. *Height of buildings other than signs;*
- 9. *Parking space configuration and drive aisle design;*
- 10. *Minimum number of parking or loading spaces;*
- 11. *Shade tree islands in parking lots, provided that alternative shading is provided;*
- 12. *Fence height;*

13. Architectural design standards;
14. Transit facilities;
15. On-site pedestrian access and circulation standards;
16. Solar access standards, as provided in section 4.137;
17. Open space in the Residential Neighborhood zone; and
18. Lot orientation.

Response: Noted.

4.118 (.03) B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. Open space requirements in residential areas, except that the Board may waive or reduce open space requirements in the Residential Neighborhood zone. Waivers in compliance with [Section] 4.127(.08)(B)(2)(d);
2. Minimum density standards of residential zones. The required minimum density may be reduced by the Board in the Residential Neighborhood zone in compliance with [Section] 4.127(.06) B; and
3. Minimum landscape, buffering, and screening standards.

Response: Noted.

4.118 (.03) C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:

1. Maximum number of parking spaces;
2. Standards for mitigation of trees that are removed;
3. Standards for mitigation of wetlands that are filled or damaged; and
4. Trails or pathways shown in the Parks and Recreation Master Plan.

4.118 (.03) D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and

Response: Noted.

4.118 (.03) E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following, except that no additional requirements or restrictions can conflict with established clear and objective standards for residential development or be grounds for denying a residential development proposal when the applicant has selected the clear and objective path for approval:

1. Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.
2. Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.

3. *The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street or private drive.*
4. *Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.*
5. *Location and size of off-street loading areas and docks.*
6. *Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.*
7. *Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation which would have an adverse effect on the present or potential development on surrounding properties.*
8. *Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.*
9. *A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.*
10. *Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.*
11. *Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to 110 percent of the cost of the landscaping and installation may be required.*
12. *A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.*

Response: Noted.

Section 4.135. PDI—Planned Development Industrial Zone.

(.01) Purpose. *The purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses.*

Response: The primary use proposed is affordable multi-family residential, and a small amount of commercial retail. The passing of Senate Bill 8 lifts restrictions of affordable housing on sites not expressly zoned for residential use. The affordable housing component corresponds to the City's Equitable Strategic Housing Plan by providing much needed affordable housing for the community.

4.135 (.02) *The PDI Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.*

Response: Noted.

4.135 (.03) Uses that are typically permitted:

4.135 (.03) A. *Warehouses and other buildings for storage of wholesale goods, including cold storage plants.*

4.135 (.03) B. *Storage and wholesale distribution of agricultural and other bulk products, provided that dust and odors are effectively contained within the site.*

4.135 (.03) C. *Assembly and packing of products for wholesale shipment.*

4.135 (.03) D. *Manufacturing and processing.*

4.135 (.03) E. *Motor vehicle services, or other services complementary or incidental to primary uses, and which support the primary uses by allowing more efficient or cost-effective operations.*

4.135 (.03) F. *Manufacturing and processing of electronics, technical instrumentation components and health care equipment.*

4.135 (.03) G. *Fabrication.*

4.135 (.03) H. *Office complexes—Technology.*

4.135 (.03) I. *Corporate headquarters.*

4.135 (.03) J. *Call centers.*

4.135 (.03) K. *Research and development.*

4.135 (.03) L. *Laboratories.*

4.135 (.03) M. *Repair, finishing and testing of product types manufactured or fabricated within the zone.*

4.135 (.03) N. *Industrial services.*

4.135 (.03) O. *Any use allowed in a PDC Zone, subject to the following limitations:*

- 1. Service Commercial uses (defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices) not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.*
- 2. Office Complex Use (as defined in Section 4.001) shall not exceed 30 percent of total floor area within a project site.*

3. Retail uses, not to exceed 5,000 square feet of indoor and outdoor sales, service or inventory storage area for a single building and 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.

4. Combined uses under Subsections 4.135(.03)(O.)(1.) and (3.) shall not exceed a total of 5,000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.

No 4.135 (.03) P. Training facilities whose primary purpose is to provide training to meet industrial needs.

4.135 (.03) Q. Public facilities.

4.135 (.03) R. Accessory uses, buildings and structures customarily incidental to any permitted uses.

4.135 (.03) S. Temporary buildings or structures for uses incidental to construction work. Such structures to be removed within 30 days of completion or abandonment of the construction work.

4.135 (.03) T. Other similar uses, which in the judgment of the Planning Director, are consistent with the purpose of the PDI Zone.

Response: The proposed uses for this site include residential & retail. Based on section (4.135 (.03) O), any allowable use within a PDC Zone is allowed, and section (4.131 (.01) A 5) allows any use allowed in a PDR Zone, with some limitations. Additionally, the passing of Senate Bill 8 lifts restrictions on affordable housing in areas that are not expressly zoned for Residential, and is the main mechanism to support the affordable housing component of this project on the publicly-owned land. Section 4.135 (.03) O 3) allows retail uses not to exceed 5,000 sf for a single building. The retail area proposed with this development is ~3,600 sf, and is comprised of two separate retail spaces: one for a Café/Taproom and one for a local Food Bank. The criterion is met.

4.135 (.04) Block and access standards. The PDI zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.02) and (.03).

4.131 (.03) Block and access standards:

1. The Development Review Board shall determine appropriate conditions of approval to assure that adequate connectivity results for pedestrians, bicyclists, and motor vehicle drivers. Consideration shall be given to the use of public transit as a means of meeting access needs.

2. Where a residential development, or mixed-use development including residential development, is proposed in a PDC zone, the Development Review Board shall assure that adequate connectivity is provided meeting the standards of Metro's Urban Growth Management Functional Plan.

3. Where a residential development, or mixed-use development including residential development, is proposed in a PDC zone, and the application includes a land division, the following standards shall be applied:

a. Maximum spacing between streets for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard.

b. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

Response: The site for this development enjoys excellent access to various modes of public transit, and the proposed building design and programming seeks to augment and complement these existing amenities. Bicycle commuters have easy access to other parts of the city via the existing bike lanes along Barber St, and will have plenty of secured indoor bike parking within the building, as well as ample short-term bike parking located around the site. The building will feature a Welcome Center for SMART transit, which will cater to bus/train commuters.

The proposed site is roughly 190' in the north-south direction and 420' long in the east-west direction. No new pedestrian crossing is proposed in the north-south direction through the site, as the area is primarily industrial and existing pedestrian connections exist on both the east and west side of the site, allowing adequate access to the Bus Depot and Trimet parking lot to the north of the site. Additionally, the shallow 190' depth of the site as well as poor soil infiltration necessitating the need for large stormwater planters, limit the amount of site area available for a new N/S pedestrian connection. The building footprint proposed is necessary to provide adequate affordable housing options and services for those in need.

4.135 (.05) Performance Standards. *The following performance standards apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.*

4.135 (.05) A. *All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.*

4.135 (.05) B. *Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property on which the use is located.*

4.135 (.05) C. *Emission of odorous gases or other odorous matter in quantities as detectable at any point on any boundary line of the property on which the use is located shall be prohibited.*

4.135 (.05) D. *Any open storage shall comply with the provisions of Section 4.176, and this Section.*

4.135 (.05) E. *No building customarily used for night operation, such as a baker or bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any residential district.*

4.135 (.05) F. *Heat and Glare:*

- 1. Operations producing heat or glare shall be conducted entirely within an enclosed building.*
- 2. Exterior lighting on private property shall be screened, baffled, or directed away from adjacent residential properties. This is not intended to apply to street lighting.*

4.135 (.05) G. *Dangerous Substances. Any use which involves the presence, storage or handling of any explosive, nuclear waste product, or any other substance in a manner which would cause a health or safety hazard for any adjacent land use or site shall be prohibited.*

4.135 (.05) H. *Liquid and Solid Wastes:*

- 1. Any storage of wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.*
- 2. Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required in Section 4.176.*

3. *No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.*
4. *No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.*
5. *All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream, or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.*
6. *All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary and storm sewer discharges.*

4.135 (.05) I. *Noise. Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations.*

4.135 (.05) J. *Electrical Disturbances. Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI zone which interfere with the normal operation of equipment or instruments within the PDI Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential use areas are also prohibited.*

4.135 (.05) K. *Discharge Standards. There shall be no emission of smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon the request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.*

4.135 (.05) L. *Open burning is prohibited.*

4.135 (.05) M. *Storage:*

1. *Outdoor storage must be maintained in an orderly manner at all times.*
2. *Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.*
3. *Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six feet in height.*

4.135 (.05) N. *Landscaping:*

1. *Unused property, or property designated for expansion or other future use, shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such things as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.*
2. *Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberries, English ivy, cherry Laurel, reed canary grass or other identified invasive plants shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located within a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.*

3. *Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.*

Response: The proposed development will meet the performance standards A-M of this section, as there are no industrial uses proposed. The only uses proposed are residential and retail, including a Café/Taproom, a local Food Bank, and a welcome center for SMART transit. Therefore, the criterion is met.

4.135 (.06) Other Standards:

4.135 (.06) A. *Minimum Individual Lot Size. No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).*

Response: Noted.

4.135 (.06) B. *Maximum Lot Coverage. No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).*

Response: Noted.

4.135 (.06) C. *Front Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.*

Response: The applicant requests a waiver to the minimum front yard setback required by this section. The southeast corner of the building is located less than 30 feet from the proposed property line. The ground floor is set back ~11'-5", while the upper story setback varies between 5'-6" and 10'-1". See 'Anticipated Waivers' section further in this narrative for additional information on this request.

4.135 (.06) D. *Rear and Side Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setbacks on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.*

Response: The applicant requests a waiver to the minimum side & rear yard setback for the eastern, northern and western frontages. The eastern building frontage at ground floor sits within the minimum setback of 30 feet, and varies from 5'-5" to 15'-6". The upper stories are set back between 10'-6" and 12'-8".

Due to the irregular shape of the existing sidewalk and resulting property line, the western frontage ground floor sits 5'-1" to 11'-2" back from the property line. The upper floors also vary between a 0' setback and a 9'-3" setback.

The northern frontage is set back between 8'-10" and 9'-3".

See 'Anticipated Waivers' section further in this narrative for additional information on this request.

4.135 (.06) E. *No setback is required when side or rear yards abut on a railroad siding.*

Response: No side or rear yards abut on a railroad siding. Therefore this criterion is not applicable.

4.135 (.06) F. *Corner Vision: Corner lots shall have no sight obstruction to exceed the vision clearance standards of Section 4.177.*

Response: The vision clearance standards of section 4.177 will be met. See response to that section within this narrative.

4.135 (.06) G. *Off-Street Parking and Loading: As provided in Section 4.155.*

Response: See response to section 4.155 within this narrative.

4.135 (.06) H. *Signs: As provided in Sections 4.156.01 through 4.156.11.*

Response: See response to section 4.156.01 through 4.156.11 within this narrative.

Section 4.140. Planned Development Regulations.

4.140 (.01) Purpose:

- A. *The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.*

Response: Noted.

B. *It is the further purpose of the following Section:*

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

Response: Noted.

4.140 (.02) Lot Qualification:

- A. *Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.*
- B. *Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned "PD" or specifically defined as a PD zone by this Code. All sites which are greater than two acres in size, and designated in the Comprehensive Plan for commercial,*

residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code. Smaller sites may also be developed through the City's PD procedures, provided that the location, size, lot configuration, topography, open space and natural vegetation of the site warrant such development.

4.140 (.03) Ownership:

- A. The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.
- B. Unless otherwise provided as a condition for approval of a Planned Development permit, the permittee may divide and transfer units or parcels of any development. The transferee shall use and maintain each such unit or parcel in strict conformance with the approval permit and development plan.

4.140 (.04) Professional Design:

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

Response: The applicant meets the requirements of B1, B2 & B4 above by utilizing design services of a licensed architect (YBA Architects), a licensed landscape architect (Shapiro Didway) and a registered engineer (Emerio Design). YBA is the authorized representative of the applicant (Palindrome).

4.140 (.05) Planned Development Permit Process:

- A. All parcels of land exceeding two acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:
 - 1. Be zoned for planned development;
 - 2. Obtain a planned development permit; and
 - 3. Obtain Planning Director, Development Review Board, or, on appeal, City Council approval.
- B. Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197.
- C. Development Review Board and Planning Director approval is governed by Sections 4.400 to 4.450.

D. All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:

1. Pre-application conference with Planning Department;
2. Preliminary (Stage I) review by the Development Review Board or the Planning Director for properties within the Coffee Creek Industrial Design Overlay District. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval; and
3. Final (Stage II) review by the Development Review Board or the Planning Director for properties within the Coffee Creek Industrial Design Overlay District.
4. In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan except for properties within the Coffee Creek Industrial Design Overlay District, which may receive separate zone map amendment approvals.

4.140 (.06) Staff Report:

- A. The planning staff shall prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the land use designated on the Comprehensive Plan. If there is a disagreement as to whether the use contemplated is consistent, the applicant, by request, or the staff, may take the preliminary information provided to the Development Review Board for a use interpretation.
- B. The applicant may proceed to apply for Stage I—Preliminary Approval - upon determination by either staff or the Development Review Board that the use contemplated is consistent with the Comprehensive Plan.

4.140 (.07) Preliminary Approval (Stage One):

- A. Applications for preliminary approval for planned developments shall:
 1. Be made by the owner of all affected property or the owner's authorized agent; and
 2. Be filed on a form prescribed by the City Planning Department and filed with said Department.
 3. Set forth the professional coordinator and professional design team as provided in subsection (.04), above.
 4. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

Response: A Stage I Preliminary Approval is requested with this application. A mix of uses is proposed with the development, including affordable housing, and a small amount of commercial. 121 affordable residential units are proposed, a 1,600 sf Food Bank is proposed at the NW corner of the site, a Café/Taproom is proposed at the SE corner of the site, and a Welcome Center for SMART Transit is located at the NE corner of the site.

- B. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impact of the development on the community; and, in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:
 1. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.
 2. Topographic information as set forth in Section 4.035.

3. *A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre. Developments within the RN zone shall show how the proposed number of units complies with the applicable maximum and minimum provisions of the RN zone.*
4. *A stage development schedule demonstrating that the developer intends receive Stage II approval within two years of receiving Stage I approval, and to commence construction within two years after the approval of the final development plan, and will proceed diligently to completion; unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.*
5. *A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.*
6. *If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.*
7. *Statement of anticipated waivers from any of the applicable site development standards.*

Response: A current site survey, including topographic information, is included with this application – see sheet G101 – Existing Conditions/Survey. A tabulation of site areas and residential density proposed is located on sheet A001 – Land Use Site Plan. A Stage II Final Plan is part of this application, negating the need for a stage development schedule. The applicant will provide a performance bond or other acceptable security for the capital improvements required by the project.

C. *An application for a Stage I approval shall be considered by the Development Review Board as follows:*

1. *A public hearing as provided in Section 4.013.*
2. *After such hearing, the Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in its judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Board may, in its discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. It shall do so only upon evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.*
3. *A final decision on a complete application and preliminary plan shall be rendered within 120 days after the application is deemed complete unless a continuance is agreed upon by the applicant and the appropriate City decision-making body.*
4. *The determination of the Development Review Board shall become final at the end of the appeal period for the decision, unless appealed to the City Council in accordance with Section 4.022 of this Code.*

D. *As provided in Section 4.134, an application for a Stage I approval within the Coffee Creek Industrial Design Overlay District may be considered by the Planning Director as follows:*

1. *A Class II—Administrative Review as provided in Section 4.035(.03).*
2. *After considering available information, the Planning Director shall determine whether the proposal conforms to the permit criteria set forth in this Code and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in his or her judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Planning Director may, in his or her discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. The Planning Director shall do so only upon*

receiving evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.

3. A final decision on a complete application and preliminary plan shall be rendered within 12 days after the application is deemed complete unless a continuance is agreed upon by the applicant and the Planning Director.
4. The determination of the Planning Director shall become final at the end of the appeal period for the decision, unless appealed to the Development Review Board in accordance with Section 4.022 of this Code.

Response: The proposed project is not within the Coffee Creek Industrial Design Overlay District. Therefore, the criterion is not applicable.

4.140 (.09) Final Approval (Stage Two):

[Note: Outline Number is incorrect.]

- A. Unless an extension has been granted by the Development Review Board or Planning Director, as applicable, within two years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall be held on each such application as provided in Section 4.013. As provided in Section 4.134, an application for a Stage II approval within the Coffee Creek Industrial Design Overlay District may be considered by the Planning Director without a public hearing as a Class II Administrative Review as provided in Section 4.035(.03).
- B. The Development Review Board or Planning Director, as applicable, shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.
- C. The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:

1. The location of water, sewerage and drainage facilities;

Response: Water, sewage and drainage facilities are shown on sheet C3.00 – Utility Plan.

2. Preliminary building and landscaping plans and elevations, sufficient to indicate the general character of the development;

Response: Building plans and elevations are provided on sheets A101 - A105 & A201 – A203.
Landscaping plans are provided on sheets L1 – L4.

3. The general type and location of signs;

Response: Proposed building signage is indicated on sheet A002 – Exterior Signage Plan.

4. Topographic information as set forth in Section 4.035;

Response: Existing topographic information is provided on sheet G101 – Existing Conditions / Survey.

5. A map indicating the types and locations of all proposed uses; and

Response: See sheet A001 – Land Use Site Plan for all ground floor uses and locations.

6. A grading plan.

Response: Grading plan provided on sheet C2.00 – Site Grading Plan.

- D. The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development. However, Site Design Review is a separate and more detailed review of proposed design features, subject to the standards of Section 4.400.
- E. Copies of legal documents required by the Development Review Board or Planning Director, as applicable, for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.
- F. Within 30 days after the filing of the final development plan, the Planning staff shall forward such development plan and the original application to the Tualatin Valley Fire and Rescue District, if applicable, and other agencies involved for review of public improvements, including streets, sewers and drainage. The Development Review Board or Planning Director, as applicable, shall not act on a final development plan until it has first received a report from the agencies or until more than 30 days have elapsed since the plan and application were sent to the agencies, whichever is the shorter period.
- G. Upon receipt of the final development plan, the Development Review Board or Planning Director, as applicable shall examine such plan and determine:
1. Whether it conforms to all applicable criteria and standards; and
 2. Whether it conforms in all substantial respects to the preliminary approval; or
 3. Require such changes in the proposed development or impose such conditions of approval as are in its judgment necessary to insure conformity to the applicable criteria and standards.
- H. If the Development Review Board or Planning Director, as applicable, permits the applicant to revise the plan, it shall be resubmitted as a final development plan within 60 days. If the Board or Planning Director approves, disapproves or grants such permission to resubmit, the decision of the Board shall become final at the end of the appeal period for the decision, unless appealed to the City Council, in accordance with Sections 4.022 of this Code.
- I. All Stage II Site Development plan approvals shall expire two years after their approval date, if substantial development has not occurred on the property prior to that time. Provided, however, that the Development Review Board or Planning Director, as applicable, may extend these expiration times for up to three additional periods of not more than one year each. Applicants seeking time extensions shall make their requests in writing at least 30 days in advance of the expiration date. Requests for time extensions shall only be granted upon (1) a showing that the applicant has in good faith attempted to develop or market the property in the preceding year or that development can be expected to occur within the next year, and (2) payment of any and all Supplemental Street SDCs applicable to the development. Upon such payment, the development shall have vested traffic generation rights under [section] 4.140(.10), provided however, that if the Stage II approval should expire, the vested right to use trips is terminated upon City repayment, without interest, of Supplemental Street SDCs. For purposes of this Ordinance, "substantial development" is deemed to have occurred if the required building permits or public works permits have been issued for the development, and the development has been diligently pursued, including the completion of all conditions of approval established for the permit.
- J. A planned development permit may be granted by the Development Review Board or Planning Director, as applicable, only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:
1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

Response: This proposal is consistent with many of the goals set forth by the Comprehensive Plan for development within the City of Wilsonville, including goals regarding Housing, Transportation, Energy Conservation, Urbanization and Commercial Development.

The site is zoned PDI (Planned Development Industrial), and the proposed commercial and residential uses are allowed (with restrictions), given that they are allowable uses in PDC and PDR zones. The passage of Senate Bill 8 also promotes the development of affordable housing on lands not specifically zoned for residential uses. The base zone is not subject to the residential density limits of residential zoned land in other parts of the City. The proposal includes ~87 units/acre of affordable housing. This affordable housing project will also play a significant role in the City's Equitable Housing Strategic Plan by greatly expanding the amount and type of affordable housing in the City of Wilsonville, that has access to opportunities, services and amenities.

The site is within 'Area E', identified as an area of special concern by the Comprehensive Plan. The goals of this area are to support the City's transportation network, with the development of the heavy rail station and Trimet park & Ride lot, and maintaining affordable housing opportunities such as maintaining the existing mobile home park Walnut Park. This proposal meets all of these concerns by its close proximity to the rail station, bus depot, and the inclusion of 121 units of affordable housing that will expand the affordable housing opportunities within the City.

In addition to the affordable housing component, this proposal is for a transit-oriented-community that provides amenities for residents and creates a new node of activity in this historically industrial part of the City. The Comprehensive plan calls out the need for "complementary commercial uses within or near the industrial area of the City" as a way to provide a mix of uses, which can help promote activity and natural surveillance during more than just working hours. A Welcome Center for SMART Transit is proposed at the NE corner of the site, which will offer a warm place for transit riders to await their bus or train, purchase tickets, and receive information on the transit system with the help of customer service attendants. A Food Bank, run by Wilsonville Community Sharing, will operate out of the western part of the building, to provide food and other services for those in need. A Café/Taproom will anchor the SE corner of the site, and act as a focal point and a draw for the greater community to spend time here.

The building will be Earth Advantage Certified, with a goal of Gold level. This means that various energy efficiencies will be utilized within the design, such as energy efficient appliances, heating and cooling systems, and occupancy sensors for lighting fixtures. In addition, a thermally-efficient building envelope will be provided to ensure that the building's systems are able to work less to reduce the amount of greenhouse gas emissions the building produces over time.

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

a. *In determining levels of Service D, the City shall hire a traffic engineer at the applicant's expense who shall prepare a written report containing the following minimum information for consideration by the Development Review Board:*

- i. *An estimate of the amount of traffic generated by the proposed development, the likely routes of travel of the estimated generated traffic, and the source(s) of information of the estimate of the traffic generated and the likely routes of travel;*
 - ii. *What impact the estimate generated traffic will have on existing level of service including traffic generated by (1) the development itself, (2) all existing developments, (3) Stage II developments approved but not yet built, and (4) all developments that have vested traffic generation rights under section 4.140(.10), through the most probable used intersection(s), including state and county intersections, at the time of peak level of traffic. This analysis shall be conducted for each direction of travel if backup from other intersections will interfere with intersection operations.*
- b. *The following are exempt from meeting the Level of Service D criteria standard:*
- i. *A planned development or expansion thereof which generates three new p.m. peak hour traffic trips or less;*
 - ii. *A planned development or expansion thereof which provides an essential governmental service.*
- c. *Traffic generated by development exempted under this subsection on or after Ordinance No. 463 was enacted shall not be counted in determining levels of service for any future applicant.*
- d. *Exemptions under 'b' of this subsection shall not exempt the development or expansion from payment of system development charges or other applicable regulations.*
- e. *In no case will development be permitted that creates an aggregate level of traffic at LOS "F".*

Response: A traffic study has been conducted by the City's traffic engineer, DKS Associates, and is included with this application. The study evaluates transportation impacts associated with the proposed commercial-retail use and multifamily residential use of this project. For this study, four existing intersections and one site access has been studied. There are 15 on-site parking stalls that will be serviced by a one-way drive aisle accessed via a single driveway entry on the western frontage of the site, and a driveway exit on SW Barber St.

In summary, the proposed project is expected to generate 71 PM peak hour vehicle trips. Traffic operations at the five studied intersections are expected to operate within the City's LOS standard under all future volume conditions.

The study notes that the entry driveway be extended to 20' min, to provide sufficient clear drive aisle length. This has been updated and is reflected in the site plan with this application. Regarding the driveway exit, the study refers to the City's Public Works Standard Section 201.2.23(h), which requires proposed driveways be aligned with existing streets, *unless topography, existing features (tree protection) or geographic conditions do not allow for it.* This traffic study does not identify any safety issues with the driveway offset as proposed, but rather notes that this is a Public Works Standard that will need to be addressed.

A key concern in this project is the preservation of three very large, mature douglas fir trees on the site, which is the sole reason the driveway offset is proposed. If they were to be aligned, one of the three trees would need to be removed, as the driveway would intrude upon the critical root zone and damage the health of the tree long-term. A memo illustrating the complexities of this issue, and the need to offset the driveway in order to preserve these trees is included with this application.

- 3. *That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.*

K. *Mapping: Whenever a Planned Development permit has been granted, and so long as the permit is in effect, the boundary of the Planned Development shall be indicated on the Zoning Map of the City of Wilsonville as the appropriate "PD" Zone.*

4.140 (.10) Adherence to Approved Plans, Modification.

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

B. *In the event of a failure to comply with the approved plan or any prescribed condition of approval, including failure to comply with the stage development schedule, the Development Review Board may, after notice and hearing, revoke a Planned Development permit. General economic conditions that affect all in a similar manner may be considered as a basis for an extension of a development schedule. The determination of the Board shall become final 30 days after the date of decision unless appealed to the City Council.*

C. *Approved plans and non-conforming status with updated zoning and development standards.*

1. *Approved plans are the basis of legal conforming status of development except where one of the following occurs, at which point, the approved planned development becomes legally non-conforming:*

a. *the zoning of land within the plan area has been changed since adoption of the plan; or*

b. *the zoning standards for the zone under which it was approved have been substantially modified (50 percent or more of the regulatory standards have been modified as determined by the Planning Director); or*

c. *the City Council declared all planned developments in a certain zone or zones to be legal non-conforming as part of an ordinance to update or replace zoning standards; or*

d. *the City Council declared, by a stand-alone ordinance, planned developments in a certain zone not complying with current standards to be legal non-conforming. The City Council may, in an ordinance establishing non-conforming status of a planned development, declare the entire planned development to be non-conforming or declare certain standards established in the planned development to be non-conforming (i.e., lot coverage, setbacks, stormwater standards).*

2. *If one of the conditions of subsection 1. is met, development that is consistent with the approved plan, but not complying with current zoning standards, shall be considered legal non-conforming and subject to the standards of Sections 4.189 thru 4.192.*

3. *In no case shall a planned development approved within the previous 24 months, or under a time-extension under WC Section 4.023, be considered non-conforming; but automatically will become non-conforming after 24-months, and the end of any extensions, if it otherwise would qualify as legally non-conforming or is so declared pursuant to this subsection.*

D. *The following are exempt from established residential density requirements beyond one unit per lot.*

1. *Accessory Dwelling Units.*

2. *Duplexes.*

3. *Triplexes.*

4. *Quadplexes.*

5. Cluster housing.

E. For new townhouses in existing residential planned developments in residential zones, the allowed density shall be the lesser of: (1) Four times the maximum net density for the lot(s) or parcel(s) established in the approved plan, or (2) 25 units per acre.

F. Notwithstanding Subsection C. above, single-family residential development built consistent with an approved master plan in the Planned Development Commercial or Planned Development Industrial zones prior to November 18, 2021 shall continue to be legal conforming uses. However, all lots within these master plans that allow for detached single-family must also allow all middle housing types with density exemptions and allowances consistent with D. and E. above. In addition, any lot coverage maximums established in the master plans less than those listed in Table 2 of Subsection 4.124(.07) are superseded by lot coverage standards in that table.

4.140 (.11) Early Vesting of Traffic Generation. Applicants with Stage I or Master Plan approvals occurring after June 2, 2003 may apply to vest the right to use available transportation capacity at the intersections of Wilsonville Road with Boone's Ferry Road and with Town Center Loop West, and/or the I-5 interchange. Vesting for properties with such approvals shall occur upon execution of a vesting agreement satisfactory to the City, which agreement shall include a proposed development schedule or phasing plan and either provide for the payment of any and all Supplemental Street SDCs or provide other means of financing public improvements. Vesting for properties pending such approvals shall occur upon such agreement and the date the approvals are final.

The number of trips vested is subject to modification based upon updated traffic analysis associated with subsequent development approvals for the property. A reduction in vested trips shall attend repayment of vesting fees by the City. An increase in available vested trips shall occur upon payment of necessary vesting fees.

Vesting shall remain valid and run with the property, unless an approval that is necessary for vesting to occur is terminated or a vesting agreement is terminated. If the vested right to use certain trips is lost or terminated, as determined by the Community Development Director with the concurrence of City Council, such trips shall be made available to other development upon City repayment, without interest, of associated vesting fees.

SECTION 4.154

GENERAL DEVELOPMENT REGULATIONS

Section 4.154. On-site Pedestrian Access and Circulation.

4.154 (.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 proposed development provides pedestrian pathways throughout the site that connect all parking/loading and resident amenity areas while also connecting to adjacent sidewalks, to ensure adequate and safe connectivity for pedestrians crossing through/around this site.

- 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: All pedestrian paths proposed are designed to be safe, direct and convenient for users, and connect the parking and main building entries to on-site amenities including resident gathering areas and children’s play areas. Section (d) is not applicable, as the parking lot proposed is less than three acres in size.

- 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: Where the pedestrian pathway runs along the north side of the parking lot drive aisle, it will be raised 6” and be paved to contrast with the asphalt driveway. Therefore, the criteria are met.

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, light-color concrete inlay between asphalt, or similar contrast).*

Response: There are two locations where pedestrian pathways cross vehicular drive lanes, both illustrated on sheet A001 – Land Use Site Plan. The main north/south pedestrian path connecting the parking to the main building entry, and the proposed sidewalk along the Barber St frontage, as it crosses the parking lot exit. Both will be paved with concrete to differentiate the path from the drive lane. Therefore, the criteria are met.

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 feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.*

Response: All pathways shall be 5' min in width and will be paved with concrete or masonry pavers. Therefore, the criteria are met.

6. *All pathways shall be clearly marked with appropriate standard signs.*

Response: All code-required signage for pathways will be provided. Documentation and specifications to be provided during building permit review.

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

4.155 (.01) Purpose:

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

Response: The proposed on-site parking lot promotes efficient use of the small site area for parking by providing an efficient layout, and promoting safe pedestrian circulation through and around the parking area via designated pathways that differ in surface material from the drive aisle. All impervious parking lot areas are designed to drain into stormwater planters for treatment, reducing the environmental impacts of the impervious area proposed with this development. Trees are planted around the parking area as well, to provide shade and minimize the urban heat island affect. The parking lot is set back from SW Barber St approximately 22'-4", and includes an approximately 9'-4" landscaped buffer between the parking lot and the sidewalk at the right-of-way, providing adequate buffer/screening from the street.

4.155 (.02) General Provisions:

4.155 (.02) A. *The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.*

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

Response: The proposed development anticipates no waivers or variances to the parking, loading and bicycle parking standards. Based on OAC 660-012-0440, there will be no parking requirement for the development, as it is Affordable housing as defined in OAR 660-039-0010. The site is also located within ½ mile of SMART routes 4 & 2X, and is within ¼ mile of a WES station. With the proposed site's excellent access to alternative modes of transit, it is anticipated that many building users will utilize these modes of transit. However, there are 14 on-site parking stalls proposed, primarily for convenience parking for residents and patrons of the Food Bank, but also for patrons of the Café. Although not

required, a shared parking agreement will be made with Trimet to utilize a portion of their existing Park & Ride lot to the north of the site for future residents.

4.155 (.02) B. *No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director.*

Response: On-site parking spaces and drive aisles are illustrated and dimensioned on drawing A001 – LAND USE SITE PLAN. Nine standard sized parking stalls are proposed, and 5 compact stalls are proposed (meeting for 40% max requirement for compact stalls). The standard stalls are dimensioned at 9 feet wide and 18 feet deep, with a 2 foot overhang of the adjacent landscape planting zone. Two of these will be accessible stalls (one van and one car) and will meet the requirements of OSSC Chapter 11. The compact stalls are dimensioned 8 feet wide by 18 feet deep, with a 2 foot overhang of the adjacent landscape planting zone, exceeding the minimum size of 7'-6"x15' for compact stalls. A one-way drive aisle is proposed, and is dimensioned at 20 feet wide. This drive aisle narrows to 15 feet wide at the driveway exit, to minimize the pedestrian crossing distance in the right-of-way.

4.155 (.02) C. *In cases of enlargement of a building or a change of use from that existing on the effective date of this Code, the number of parking spaces required shall be based on the additional floor area of the enlarged or additional building, or changed use, as set forth in this Section. Current development standards, including parking area landscaping and screening, shall apply only to the additional approved parking area.*

Response: No enlargement of a building or change of existing use is proposed. Therefore, the criterion is not applicable.

4.155 (.02) D. *In the event several uses occupy a single structure or lot, the total requirement for off-street parking shall be the sum of the requirements of the several uses computed separately, except as modified by subsection "E," below. Within the TC Zone, the cumulative number of parking spaces required by this subsection may be reduced by 25 percent.*

Response: Based on OAC 660-012-0440, there will be no parking requirement for the development, as it is Affordable housing as defined in OAR 660-039-0010. See response to section 4.155(.02)(A)(2) above.

4.155 (.02) E. *Owners of two or more uses, structures, or lots may utilize jointly the same parking area when the peak hours of operation do not overlap, provided satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them.*

Response: A shared parking agreement will be pursued with Trimet to utilize a portion of parking stalls in their existing Park & Ride lot to the north of the site.

4.155 (.02) F. *Off-street parking spaces existing prior to the effective date of this Code may be included in the amount necessary to meet the requirements in case of subsequent enlargement of the building or use to which such spaces are necessary.*

Response: Although a shared parking agreement will be pursued with Trimet, no parking will be required for the affordable housing portion of this development. See response to section 4.155(.02)(A)(2) above.

4.155 (.02) G. *Off-Site Parking. Except for single-family dwellings and middle housing, the vehicle parking spaces required by this Chapter may be located on another lot, provided the lot is within 500 feet of the use it serves and the DRB has approved the off-site parking through the Land Use Review. The distance from the parking area to the use shall be measured from the nearest parking space to the main building entrance, following a sidewalk or other pedestrian route. Within the TC Zone there is no maximum distance to an off-site location provided the off-site parking is located within the TC Zone. The right to use the off-site parking must be evidenced in the form of recorded deeds, easements, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them. Within the TC zone, there is no maximum distance to an off-site location provided the off-site parking is located within the TC Zone.*

Response: All required parking of this section will be provided on-site. Therefore, the criterion is not applicable.

4.155 (.02) H. *The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary use permit is approved pursuant to Section 4.163.*

Response: Understood. There will not be any business activity on the parking spaces without an approved temporary use permit.

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

Response: The proposed parking lot is neither within nor does it adjoin a residential district. Therefore, the criterion is not applicable.

4.155 (.02) J. *Parking spaces along the boundaries of a parking lot over 650 square feet in area, excluding access areas, shall be provided with a sturdy bumper guard or curb at least six inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.*

Response: The proposed parking spaces will have a 6" curb, and are located ~8'-6" back from the southern property line. The plantings within the landscaped area between the property line and the curb will be positioned outside of the 2' vehicular overhang. Therefore, the criterion will be met.

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

Response: All parking and maneuvering areas of cars will be paved with asphalt or concrete. See sheet L2 – Level 1 Materials Plan, included in the drawings. Proper drainage of the parking area will be provided. See sheet C2.00 – Site Grading Plan, included with this application.

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

Response: Proposed outdoor lighting is illustrated on A003. The parking lot area will be illuminated via several pole-mounted fixtures along the length of the parking lot. Cut-offs to be provided on fixtures where within 3x the mounting height of the property line, to focus the light in the parking area only, and prevent shining onto adjacent areas or into the eyes of passers-by. Therefore, the criterion will be met.

4.155 (.02) M. *Off-street parking requirements for types of uses and structures not specifically listed in this Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.*

Response: All proposed uses and structures are specifically listed in this Code. Therefore, the criterion is not applicable.

4.155 (.02) N. *Up to 40 percent of the off-street spaces may be compact car spaces as identified in Section 4.001 - "Definitions," and shall be appropriately identified.*

Response: 5 of the 14 proposed parking stalls (roughly 35%) are considered compact and meet the definition identified in Section 4.001 – “Definitions”, and will be appropriately marked as compact stalls. See sheet A001 – Land Use Site Plan. Therefore, the criterion is met.

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

Response: The proposed parking area is illustrated on sheet A001. The stalls utilize a 2 foot overhang beyond the curb. The planting area adjacent varies from 8'-7" to 9'-5" in depth. Therefore, the criterion is met.

4.155 (.02) P. *Parklets are permitted within the TC Zone on up to two parking spaces per block and shall be placed in front of the business. Placement of parklet requires a temporary right-of-way use permit and approval by the City Engineer.*

Response: No parklets are proposed with this application. Therefore, the criterion is not applicable.

4.155 (.02) Q. *Residential garages shall not count towards minimum parking requirements unless all of the following criteria are met:*

- 1. The garage contains an area, clear of any obstructions, equal to a standard size parking space (nine feet by 18 feet) for each counted parking space within the garage;*
- 2. Nine square feet is provided either in the garage or in a screened area of the lot per container provided by the franchise hauler (solid waste, recycling, yard debris, etc.) to ensure they are not placed in the parking spaces;*
- 3. A deed restriction is placed on the property requiring the space stay clear except for identified exceptions such as 30 days before and after a change of tenant or an equivalent restriction within the development's CC&R's;*

Response: No residential garages are proposed with this application. Therefore, the criterion is not applicable.

4.155 (.02) R. *Public sidewalks, public sidewalk easements or other public non-vehicle pedestrian easement areas shall not be counted towards the area of parking spaces or used for parking.*

Response: The proposed parking area is illustrated on sheet A001. All proposed parking spaces are off-street and no parking areas overlap the adjacent sidewalks or pedestrian areas. Therefore, the criterion is met.

4.155 (.02) S. *Shared visitor parking in certain residential areas:*

1. *In order to provide visitor parking in non-multi-family residential areas with limited parking, lot size and/or required open space may be reduced equal to the area of standard-sized parking spaces as described in 2. below if all the following criteria are met:*
 - a. *Ten percent or more of lots in the development do not have at least one adjacent on-street parking space that is at least 22 feet long.*
 - b. *Shared parking spaces are within 250 feet of a lot without an on-street parking space.*
 - c. *Shared parking spaces will be owned by an HOA and have enforceable covenants in place to ensure spaces are managed for visitor parking and not storage of extra vehicles or overflow parking of residents. This may include time limits on parking, limits on overnight parking, or other similar limits.*
2. *When shared visitor parking is provided that meets the standards of 1. above, lot size or open space area for the development may be reduced as provided below. The same visitor parking spaces cannot be used to reduce both lot size and open space area. To achieve both reductions, adequate visitor parking space must be provided to offset both lot size and open space area reductions.*
 - a. *Individual lot size may be reduced by up to 2.5 percent of the minimum lot size for the zone to allow an equal area to be developed as shared parking, as long as the shared parking space is within 250 feet of the reduced lot.*
 - b. *Open space required under Subsection 4.113 (.01) may be reduced by up to 2.5 percent of gross development area (from 25 percent down to as low as 22.5 percent) to allow an area equal to the reduced open space as shared parking. No more than 50 percent of the reduced open space area may be from the required usable open space. In the RN zone, the ten percent Open Space requirement for Small-Lot Subdistrict may be reduced to eight percent.*
 - c. *In order to reduce stormwater runoff and the need for stormwater facilities, shared visitor parking areas are encouraged to be constructed of pervious surfaces.*

Response: The proposed development is not located within a non-multi-family residential area and no on-street parking spaces are proposed with this application. Therefore, the criterion is not applicable.

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

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

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

Response: The proposed parking lot is illustrated on A001. It features a one-way drive aisle entering the site from the private drive bordering the western edge of the site, and exiting onto SW Barber St. A single-loaded

row of parking stalls is located along the southern edge of the drive aisle. A designated pedestrian crossing with a concrete finish (differentiating it from the asphalt of the drive aisle & parking stalls) is provided to connect the parking to the main building entry, and to other pedestrian walkways that connect users to other areas of the site. A designated loading area is provided and accessed from the eastern end of the drive aisle. It is distinct from the drive aisle, allowing vehicles to enter/exit the parking lot while loading activities take place. Therefore, the criterion is met.

4.155 (.03) B. *Parking areas over 650 square feet, excluding access areas, and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:*

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

Response: Parking lot = 7,278 sf x 10% = 727 sf screening required. 1,967 sf screening plantings is provided. Therefore, the criterion is met.

2. *Landscape tree planting areas shall be a minimum of eight feet in width and length and spaced every eight parking spaces or an equivalent aggregated amount.*

a. *Trees shall be planted in a ratio of one tree per eight parking spaces or fraction thereof, except in parking areas of more than 200 spaces where a ratio of one tree per six spaces shall be applied as noted in subsection [4.155](.03)B.3. A landscape design that includes trees planted in areas based on an aggregated number of parking spaces must provide all area calculations.*

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

Response: 14 parking spaces = $14/8 = 1.75 = 2$ landscape planting areas with trees required / 3 are provided. Therefore, the criterion is met.

3. *Due to their large amount of impervious surface, new development with parking areas of more than 200 spaces that are located in any zone, and that may be viewed from the public right-of-way, shall be landscaped to the following additional standards:*

Response: The proposal includes 14 on-site parking spaces, therefore these standards are not applicable.

4.155 (.03) C. *Off Street Parking shall be designed for safe and convenient access that meets ADA and ODOT standards. All parking areas which contain ten (10) or more parking spaces, shall for every 50 standard spaces., provide one ADA-accessible parking space that is constructed to building code standards, Wilsonville Code 9.000.*

Response: The proposed parking lot area is illustrated on sheet A001. There are 14 parking stalls proposed, 2 of which will be accessible. All parking stalls to be constructed to building code standards.

4.155 (.03) D. *Where possible, parking areas shall be designed to connect with parking areas on adjacent sites so as to eliminate the necessity for any mode of travel of utilizing the public street for*

multiple accesses or cross movements. In addition, on-site parking shall be designed for efficient on-site circulation and parking.

Response: There are no adjacent parking areas to the proposed on-site parking area. Therefore, the criterion is not applicable.

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

Response: Parking layout/quantities for vehicles and bicycles is illustrated on sheet A001. The proposal provides on-site parking for 14 vehicles and 26 exterior parking spaces for bicycles – well above the requirement. A significant need for motorcycles and mopeds is not anticipated, however, vehicular/bicycle parking areas can be converted in the future as resident needs change.

4.155 (.03) F. *Except for single-family dwelling units and middle housing, on-street parking spaces, directly adjoining the frontage of and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking standards.*

Response: No on-street parking spaces are proposed with this application. Therefore, the criterion is not applicable.

4.155 (.03) G. *Tables 5 shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5.*

Response: Based on OAC 660-012-0440, there will be no parking requirement for the development, as it is Affordable housing as defined in OAR 660-039-0010. See response to section 4.155(.02)(A)(2) above.

4.155 (.03) H. *Electrical Vehicle Charging Stations:*

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

Response: Accommodations for electric vehicle charging stations will be provided for the on-site parking proposed, in compliance with the CFEC ruling. Therefore, the criteria will be met.

4.155 (.03) I. *Motorcycle parking:*

- 1. Motorcycle parking may substitute for up to five spaces or five percent of required automobile parking, whichever is less. For every four motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.*

2. *Each motorcycle space must be at least four feet wide and eight feet deep. Existing parking may be converted to take advantage of this provision.*

Response: No designated motorcycle parking is proposed with this application. Therefore, the criterion is not applicable.

4.155 (.04) Bicycle Parking:

4.155 (.04) A. Required Bicycle Parking—General Provisions:

1. *The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.*
2. *Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.*
3. *When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.*
4. *Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)A.9. and 10.*

Response: Bicycle parking is illustrated and calculated on sheet A001 Land Use Site Plan. For multiple-family dwelling units of ten or more units, 1 bike parking stall is required per dwelling unit. 130 bike parking stalls are provided for 121 residential units within the building. These are located inside bike rooms on each floor of the building. See sheets A101-A105 for bike room locations. There are also 10 additional exterior bike parking stalls provided near the main residential entry to the building.

Additionally, for commercial retail, 1 bike parking stall per 4,000 sf is required, with a minimum of 2. There are 4 bike parking stalls provided near the entry to the Food Bank, and 6 bike parking stalls provided near the entry to the Café/Taproom.

Therefore, the criterion is met.

4.155 (.04) B. Standards for Required Bicycle Parking:

1. *Each space must be at least two feet by six feet in area and be accessible without moving another bicycle.*
2. *An aisle at least five feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.*
3. *When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.*
4. *Bicycle lockers or racks, when provided, shall be securely anchored.*
5. *Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.*
6. *With Planning Director approval, on street vehicle parking can also be used for bicycle parking.*

Response: All exterior bicycle parking will be provided via bike hoops that are securely anchored to the pavement, and will be located within 30 feet of a building entry. Each space is 2 feet by 6 feet in area, and will have a min. 5 foot access aisle behind the space for maneuverability. See sheet A001 Land Use Site Plan for all exterior bike parking locations.

All interior bicycle parking will be provided via floor-mounted racks that will be securely mounted to the floor. A minimum 5 foot access aisle will be provided behind the racks, to allow for maneuverability. There is one large bike storage room on the ground floor, and two smaller bike rooms provided on levels 4 & 5. See sheets A101-A105 for all interior bike room locations and layouts.

The criterion will be met.

4.155 (.04) C. Long-term Bicycle Parking:

1. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.
2. For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six or more bicycle parking spaces are required pursuant to Table 5, 50 percent of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:
 - a. All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.
 - b. All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).
 - c. Spaces are not subject to the locational criterion of [subsection] B.5.

Response: Bicycle parking is illustrated and calculated on sheet A001 Land Use Site Plan. Table 5 requires a total of 123 bicycle parking spaces for Residential & Commercial uses, 50% or 62 of which are required to comply with the long-term bike parking criteria set forth in this section. All 130 bike parking spaces located within interior bike rooms in the building meet this requirement, exceeding the 62 stall requirement. Therefore, the criteria is met.

4.155 (.05) Minimum Off-Street Loading Requirements:

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

1. Commercial, industrial, and public utility uses which have a gross floor area of 5,000 square feet or more, shall provide truck loading or unloading berths in accordance with the following tables:
2. Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public buildings, recreation or entertainment facilities, and any similar use which has a gross floor area of 30,000 square feet or more, shall provide off-street truck loading or unloading berths in accordance with the following table:
3. A loading berth shall contain space 12 feet wide, 35 feet long, and have a height clearance of 14 feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased to accommodate the larger vehicles.

4. *If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use.*
5. *Off-street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to meet parking needs.*

Response: The proposed development is summarized on sheet A001 and includes 121 residential units, and 3,750 sf of commercial space. Therefore, this criterion is not applicable.

4.155 (.06) Carpool and Vanpool Parking Requirements:

4.155 (.06) A. *Carpool and vanpool parking spaces shall be identified for the following uses:*

1. *New commercial and industrial developments with 75 or more parking spaces,*
2. *New institutional or public assembly uses, and*
3. *Transit park-and-ride facilities with 50 or more parking spaces.*

4.155 (.06) B. *Of the total spaces available for employee, student, and commuter parking, at least five percent, but not fewer than two, shall be designated for exclusive carpool and vanpool parking.*

4.155 (.06) C. *Carpool and vanpool parking spaces shall be located closer to the main employee, student or commuter entrance than all other parking spaces with the exception of ADA parking spaces.*

4.155 (.06) D. *Required carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only."*

Response: The proposed development is summarized on sheet A001 and includes 14 parking spaces, which is less than the threshold of 75 in this standard. Therefore, no carpool or vanpool parking is required or proposed.

4.155 (.07) Parking Area Redevelopment. *The number of parking spaces may be reduced by up to ten percent of the minimum required parking spaces for that use when a portion of the existing parking area is modified to accommodate or provide transit-related amenities such as transit stops, pull-outs, shelters, and park and ride stations.*

Response: The proposed development is summarized on sheet A001. There are no existing parking areas on the site. Therefore, the criterion is not applicable.

Section 4.156.01. Sign Regulations Purpose and Objectives.

4.156.01 (.01) *Purpose. The general purpose of the sign regulations are to provide one of the principal means of implementing the Wilsonville Comprehensive Plan by fostering an aesthetically pleasing, functional, and economically vital community, as well as promoting public health, safety, and well-being. The sign regulations strive to accomplish the above general purpose by meeting the needs of sign owners while maintaining consistency with the development and design standards elsewhere in Chapter 4. This Code regulates the design, variety, number, size, location, and type of signs, as well as the processes required to permit various types of signs. Sign regulations have one or more of the following specific objectives:*

- A. Well-designed and aesthetically pleasing signs sufficiently visible and comprehensible from streets and rights-of-way that abut a site as to aid in wayfinding, identification and provide other needed information.*
- B. Sign design and placement that is compatible with and complementary to the overall design and architecture of a site, along with adjoining properties, surrounding areas, and the zoning district.*
- C. A consistent and streamlined sign review process that maintains the quality of sign development and ensures due process.*
- D. Consistent and equitable application and enforcement of sign regulations.*
- E. All signs are designed, constructed, installed, and maintained so that public safety, particularly traffic safety, are not compromised.*
- F. Sign regulations are content neutral.*

Section 4.156.02. Sign Review Process and General Requirements.

4.156.02 (.01) *Permit Required. Unless exempt under Section 4.156.05, no sign, permanent or temporary, shall be displayed or installed in the City without first obtaining a sign permit.*

4.156.02 (.02) *Sign Permits and Master Sign Plans. Many properties in the City have signs pre-approved through a Master Sign Plan. For the majority of applications where a Master Sign Plan has been approved the applicant need not consult the sign requirements for the zone, but rather the Master Sign Plan, copies of which are available from the Planning Division. Signs conforming to a Master Sign Plan require only a Class I Sign Permit.*

Response: The proposed development includes up to three non-residential tenants and per 4.156.02(.03) requires a Master Sign Plan for this review. All signage will be designed and permitted under future tenant improvements as Class 1 Sign Permits.

4.156.02 (.03) Classes of Sign Permits, Master Sign Plans, and Review Process. The City has three classes of sign permits for permanent signs: Class I, Class II, and Class III. In addition, non-residential developments with three or more tenants require a Master Sign Plan. Class I sign permits are reviewed through the Class I Administrative Review Process as outlined in Subsection 4.030(.01)A. Class II sign permits are reviewed through the Class II Administrative Review Process as outlined in Subsection 4.030 (.01)B. Class III Sign Permits and Master Sign Plans are reviewed by the Development Review Board (DRB) as outlined in Section 4.031.

Response: The proposed development includes up to three non-residential tenants and per 4.156.02(.03) requires a Master Sign Plan for this review. All signage will be designed and permitted under future tenant improvements as Class 1 Sign Permits.

4.156.02 (.04) Class I Sign Permit. Sign permit requests shall be processed as a Class I Sign Permit when the requested sign or signs conform to a Master Sign Plan or other previous sign approval. In addition, a Minor Adjustment to a Master Sign Plan or other previous sign approval may be approved in connection with a Class I Sign Permit.

Response: The proposed development requires a Master Sign Plan for this review. Therefore, the criterion is not applicable.

4.156.02 (.05) Class II Sign Permit. Sign permit requests for meeting one or more of the descriptions listed in A. through C. below shall be processed as a Class II Sign Permit when the request does not conform with a Master Sign Plan or other previous sign approval but meets the requirements of the applicable sign regulations, unless the request would modify a condition of approval specifically imposed by the DRB or City Council:

Response: The proposed development requires a Master Sign Plan. Therefore, the criterion is not applicable.

4.156.02 (.06) Class III Sign Permit. Sign permit requests shall be processed as a Class III Sign Permit when associated with new development, except as noted in Subsection 4.156.02(.05)C., or redevelopment requiring DRB review, and not requiring a Master Sign Plan; when a sign permit request is associated with a waiver or non-administrative variance; or when the sign permit request involves one or more freestanding or ground mounted signs greater than eight feet in height in a new location.

Response: The proposed development requires a Master Sign Plan for this review. Therefore, the criterion is not applicable.

4.156.02 (.07) Master Sign Plans. A Master Sign Plan is required for non-residential developments with three or more tenants. In creating a Master Sign Plan thought should be given to needs of initial tenants as well as the potential needs of future tenants.

4.156.02 (.07) A. Master Sign Plan Submission Requirements. Applications for Master Sign Plans shall include ten paper and electronic copies of all the submission requirements for Class II and III Sign Permits and the following in addition to all required fees:

1. A written explanation of the flexibility of the Master Sign Plan for different potential tenant space configurations over time;
2. A written explanation of the extent to which different sign designs, including those incorporating logos, stylized letters, multiple lines of text, non-straight baselines, or different materials and illumination will be allowed and if allowed how the flexibility of the master sign plan will allow these different sign designs over time;

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3. *A written explanation of how the sign plan provides for a consistent and compatible sign design throughout the subject development.*

Response: Proposed master signage guidelines, and locations in plan and elevation are illustrated and narrated on sheet A002 – Exterior Signage Plan. Proposed, flexible locations are illustrated in plan and elevation, and all guidelines for materials, format, font and lighting are provided in the ‘Master Sign Plan Documentation’ on sheet A002. As stated in the Master Sign Plan portion of the narrative on A002, the guidelines are established to allow tenants to highlight their product or service while reinforcing the design excellence of the development as a whole. Signage and logo design should express a refined urban sophistication through the use of clean and contemporary shapes and forms. Allowable materials are intended to harmoniously blend with the exterior materials of the building. Signage is anticipated in the zones shown in plan and elevation on A002. The guidelines provide numerous examples of ‘clean and contemporary’ signage, graphics, materials, and formats to meet a variety of commercial tenant and business needs and changes over time that remain consistent with the overall building character.

4.156.02 (.07) B. *Master Sign Plan Review Criteria.* In addition to the review criteria for Class II and Class III Sign Permits, Master Sign Plans shall meet the following criteria:

1. The Master Sign Plan provides for consistent and compatible design of signs throughout the development; and
2. The Master Sign Plan considers future needs, including potential different configurations of tenant spaces and different sign designs, if allowed.

Response: Proposed master signage guidelines, and locations in plan and elevation are illustrated and narrated on sheet A002 – Exterior Signage Plan. The ‘Master Sign Plan Documentation’ on this sheet sets the intent of the design and function of all future commercial tenant signage, and provides multiple, flexible design examples and material options or methods to ensure that a wide variety of needs can be met within a compatible design for the entire development over time.

4.156.02 (.07) C. *Modifications of a Master Sign Plan.* Modifications of a Master Sign Plan, other than Minor and Major Adjustments, shall be reviewed the same as a new Master Sign Plan.

Response: No modification of a Master Sign Plan is included in this application. Therefore, the criterion is not applicable.

4.156.02 (.08) Waivers and Variances. *Waivers and variances are similar in that they allow deviation from requirements such as area, and height from ground. They differ in that waivers are granted by the DRB as part of a comprehensive review of the design and function of an entire site to bring about an improved design and variances are granted by either the Planning Director or DRB to relieve a specific hardship caused by the regulations.*

- A. *Waivers. The DRB may grant waivers for sign area, sign height from ground (no waiver shall be granted to allow signs to exceed 35 feet in height), number of signs, or use of electronic changeable copy signs in order to better implement the purpose and objectives of the sign regulations as determined by making findings that all of the following criteria are met:*
 1. *The waiver will result in improved sign design, in regards to both aesthetics and functionality.*
 2. *The waiver will result in a sign or signs more compatible with and complementary to the overall design and architecture of a site, along with adjoining properties, surrounding areas, and the zoning district than signs allowed without the waiver.*

3. The waiver will result in a sign or signs that improve, or at least do not negatively impact, public safety, especially traffic safety.

4. Sign content is not being considered when determining whether or not to grant a waiver.

B. Variances:

1. **Administrative Variance.** In reviewing a Sign Permit the Planning Director may grant or deny a variance to relieve a hardship through the Class II Administrative Review process. Such a variance shall only be approved where the variance does not exceed 20 percent of area, height, or setback requirements. The Planning Director shall approve such a variance only upon finding that the application complies with all of the required variance criteria listed in Section 4.196.

2. **Other Variances.** In addition to the authority of the Planning Director to issue administrative variances as noted above, the Development Review Board may authorize variances from sign requirements of the Code, subject to the standards and criteria listed in Section 4.196.

Response: No waivers or variances are requested regarding the Master Sign Plan for the proposed development. Therefore, the criterion is not applicable.

4.156.02 (.09) Temporary Sign Permits. Temporary sign permits shall be reviewed as follows:

A. 30 days and less—Class I Administrative Review.

B. 31 days up to 120 days—Class II Administrative Review.

C. **Submission Requirements.** Applications for a temporary sign permit shall include the following in addition to the required application fee:

1. Completed application form prescribed by the City and signed by the property owner or their authorized representative,

2. Two copies of sign drawings or descriptions showing all materials, sign area and dimensions used to calculate areas, number of signs, location and placement of signs, and other details sufficient to judge the full scale of the sign or signs,

3. Information showing the proposed sign or signs conform with all applicable Code requirements.

D. **Review Criteria.** Temporary Sign Regulations in Section 4.156.09.

E. When a temporary sign permit request is submitted as part of the broader temporary use permit request of the same duration, the sign request shall not require an additional fee.

(.10) Waiver of Documentation. The Planning Director may, in his or her discretion, waive an application document for Class I, Class II, and temporary sign permits where the required information has already been made available to the City, or where the Planning Director determines the information contained in an otherwise required document is not necessary to review the application.

Response: No temporary sign permits are requested as a part of this application. Therefore, the criterion is not applicable.

Section 4.171. General Regulations—Protection of Natural Features and Other Resources.

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

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

Response: The proposed project has been designed to provide ample open space for recreation and landscaped area, to result in a site plan that is in harmony with the natural environment. The preservation of the large douglas fir trees on site further the connection to the existing natural features, and makes them a prominent feature of the whole project and community as a whole.

4.171 (.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 landforms.*

Response: The Site is relatively flat, with existing slopes going from the NE to the SW Corner of the site. Proposed Grades will flow. Proposed Grades will match this layout. There are no significant landforms on or around this site.

- B. *All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code.*

Response: The proposed project will comply.

- 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 grading of the site seeks to minimize soil disturbance and areas of cut and fill as much as possible, while accommodating the new building and access paths throughout the site. There will be some fill necessary along the northern frontage, as the existing grades show the middle of the site is sunken from the existing sidewalk, which will remain. Three large doug fir trees are being retained on the site and will be

protected during construction. Grading within the protection zone of these trees (12x the diameter of the tree itself) will need to remain as close as possible to the existing grades, with no more than 4" of cut/fill allowed. The site design allows this, by preserving a large natural area around these trees, with a gravel path for access, allowing the existing grades to remain. Grading Plan has been updated and tree protection notes have been added to sheet C2.00 to minimize grading around the three existing trees. An arborist's report has also been performed by Teragan & Associates and is included with this application.

4.171 (.03) Hillsides. All developments proposed on slopes greater than 25 percent shall be limited to the extent that:

Response: The site is not sloped greater than 25 percent

4.171 (.04) Trees and Wooded Areas:

4.171 (.04) 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.

Response: This site is designed to retain three existing trees on site. All others shall be removed.

4.171 (.04) 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: All trees to be retained shall be protected per the recommendations of site arborist, per the arborist report provided by Teragan & Associates. See arborist report provided with this application.

4.171 (.05) High Voltage Powerline Easements and Right-of-Way and Petroleum Pipeline Easements:

4.171 (.05) 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 easements shall be carefully reviewed.

4.171 (.05) 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: The proposed project will comply with this.

4.171 (.06) Hazards to Safety: Purpose.

4.171 (.06) A. To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.

4.171 (.06) B. To protect lives and property from damage due to soil hazards.

4.171 (.06) C. To protect lives and property from forest and brush fires.

4.171 (.06) D. To avoid financial loss resulting from development in hazard areas.

Response: The development poses no hazards to safety. Therefore, the criterion is not applicable.

4.171 (.07) Standards for Earth Movement Hazard Areas:

4.171 (.07) 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:

1. Stabilization of the identified hazardous condition based on established and proven engineering techniques which ensure protection of public and private property. Appropriate conditions of approval may be attached by the City.
2. An engineering geologic study approved by the City establishing that the site is stable for the proposed use and development. The study shall include the following:
 - a. Index map.
 - b. Project description, to include: location; topography, drainage, vegetation; discussion of previous work; and discussion of field exploration methods.
 - c. Site geology, to include: site geologic map; description of bedrock and superficial materials including artificial fill; location of any faults, folds, etc.; and structural data including bedding, jointing, and shear zones.
 - d. Discussion and analysis of any slope stability problems.
 - e. Discussion of any off-site geologic conditions that may pose a potential hazard to the site or that may be affected by on-site development.
 - f. Suitability of site for proposed development from geologic standpoint.
 - g. Specific recommendations for cut slope stability, seepage and drainage control, or other design criteria to mitigate geologic hazards.
 - h. Supportive data, to include: cross sections showing subsurface structure; graphic logs of subsurface explorations; results of laboratory tests; and references.
 - i. Signature and certification number of engineering geologist registered in the State of Oregon.
 - j. Additional information or analyses as necessary to evaluate the site.

4.171 (.07) B. Vegetative cover shall be maintained or established for stability and erosion control purposes.

4.171 (.07) C. Diversion of storm water into these areas shall be prohibited.

4.171 (.07) D. The principal source of information for determining earth movement hazards is the State Department of Geology and Mineral Industries (DOGAMI) Bulletin 99 and any subsequent bulletins and accompanying maps. Approved site specific engineering geologic studies shall be used to identify the

extent and severity of the hazardous conditions on the site, and to update the earth movement hazards database.

Response: The project is not within any Earth Movement Hazard Areas. Therefore, the criterion is not applicable.

4.171 (.08) Standards for Soil Hazard Areas:

4.171 (.08) 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.*

4.171 (.08) B. *The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulletins 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: The project is not within any Soil Hazard Areas. Therefore, the criterion is not applicable.

4.171 (.09) Historic Protection: Purpose.

4.171 (.09) A. *To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.*

4.171 (.09) B. *Standards:*

1. *All developments shall be planned, designed, constructed, and maintained to assure protection of any designated historic or cultural resource on or near the site. Restrictions on development may include:*
 - a. *Clustering of buildings and incorporation of historic and/or cultural resources into site design in a manner compatible with the character of such resource.*
 - b. *Limitations on site preparation and grading to avoid disturbance of areas within any historic or archaeological sites, monuments or objects of antiquity.*
 - c. *Provision of adequate setbacks and buffers between the proposed development and the designated resources.*
2. *The City may attach additional conditions with respect to the following design factors in protecting the unique character of historic/cultural resources:*
 - a. *Architectural compatibility;*
 - b. *Proposed intensity of development;*
 - c. *Relationship to designated open space;*
 - d. *Vehicular and pedestrian access; and*
 - e. *Proposed building or structural mass in relation to the designated resource.*

4.171 (.09) C. *Review Process:*

1. *The Development Review Board shall be the review body for:*
 - a. *All development which proposes to alter a designated historic, or cultural resource or resource site; and*
 - b. *All development which proposes to use property adjacent to a designated cultural resource; and*
 - c. *All applications requesting designation of a cultural or historic resource.*

2. *The application shall include the following:*
 - a. *A complete list of exterior materials, including color of these materials.*
 - b. *Drawings:*
 - i. *Side elevation for each side of any affected structure.*
 - ii. *Drawings shall show dimensions or be to scale.*
 - iii. *Photographs may be used as a substitute for small projects.*
 - c. *Plot plans shall be submitted for new structures, fences, additions exceeding 50`1 square feet, or any building relocation.*
3. *Any improvement proposed for property adjacent to a designated, cultural or historic resource site, shall be subject to the following provisions:*
 - a. *All uses and structures which are incompatible with the character of the cultural or historic resource are prohibited. The criteria used to determine incompatibility shall include the following:*
 - i. *The intensity and type of use when compared with the historic use patterns of the areas.*
 - ii. *The orientation, setback, alignment, spacing and placement of buildings.*
 - iii. *The scale, proportions, roof forms, and various architectural features of building design.*
 - b. *Setbacks may be required which are over and above those required in the base zone in order to protect the resource. Setbacks should be appropriate to the scale and function of the resource, but allow reasonable use of the adjacent property.*
 - c. *An appropriate buffer or screen may be required between the new or converting use on the adjacent property and the resource.*
4. *Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property covered by this chapter that does not involve a change in design, material or external reconstruction thereof, nor does this Code prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the Building Official certifies to the Development Review Board that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of acceptable building practices.*
5. *The owner, occupant or other person in actual charge of a cultural resource, or an improvement, building or structure in an historic district shall keep in good repair all of the exterior portions of such improvement, building or structure, all of the interior portions thereof when subject to control as specified in the designating ordinance or permit, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay or any exterior architectural feature.*

Response: No historic or cultural resources exist on the proposed site. Therefore, the criterion is not applicable.

4.171 (.10) Alteration and Development Criteria.

4.171 (.10) A. *Demolition or alteration of any structure, or any change in any site or object which has been designated as a cultural resource, is prohibited unless it is determined:*

1. *In the case of a designated cultural resource, the proposed work would not detrimentally alter, destroy or adversely affect any exterior architectural or other identified feature; or*
2. *In the case of any property located within a historic district, the proposed construction, removal, rehabilitation, alteration, remodeling, excavation or exterior alteration conforms to any*

prescriptive standards as adopted by the City, and does not adversely affect the character of the district; or

3. *In the case of construction of a new improvement, building or structure upon a cultural resource site, the exterior of such improvements will not adversely affect and will be compatible with the external appearance of existing designated improvements, buildings and structures on said site; or*

4. *That no reasonable use can be made of the property without such approval.*

Response: No historic or cultural resources exist on the proposed site. Therefore, the criterion is not applicable.

4.171 (.11) Cultural Resource Designation Criteria. *A cultural resource may be designated and placed on the Cultural Resources Inventory if it meets the following criteria:*

4.171 (.11) A. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history; or*

4.171 (.11) B. *It is identified with persons or events significant in local, state, or national history; or*

4.171 (.11) C. *It embodies distinctive characteristics of a style, type, period, or method of construction, or it is a valuable example of the use of indigenous materials or craftsmanship; or*

4.171 (.11) D. *It is representative of the notable work of a builder, designer, or architect.*

Response: No historic or cultural resources exist on the proposed site. Therefore, the criterion is not applicable.

Section 4.175. Public Safety and Crime Prevention.

4.175 (.01) *All developments shall be designed to deter crime and ensure public safety.*

Response: The proposed site plan is illustrated on A001. With this proposed mixed-use development, there will be 121 new residential dwelling units, as well as various commercial tenants. Mixed use development, such as this, is great for increasing public safety by increasing the ‘eyes on the street’ and bringing various users to the building at all hours of the day to keep all areas of the site informally monitored at all times. This greatly deters unwanted activity that would thrive in areas that are not monitored. Care has been taken in the landscape and building design of this project to avoid areas of hidden refuge, and exterior site lighting will be provided to adequately illuminate all areas of the site – see exterior lighting diagram on sheet A003.

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

Response: Code-required signage, such as fire department connection signage, and building address signage will be designed in accordance with applicable codes and coordinated through the permitting process. Proposed signage is provided on sheet A002 – Exterior Signage Plan, and is being reviewed under a Sign Permit with this application.

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

Response: The upper-floor residences will provide surveillance to all areas of the site & surrounding streets, and the ground floor residences & commercial spaces will provide surveillance and help activate the street and reduce criminal activity. The on-site parking area will be illuminated with light fixtures, and includes low landscape buffering, along with some trees, to help maintain visibility across the site. The main building entries will also have surveillance cameras, to further deter unwanted activity.

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

Response: The proposed site lighting is designed to illuminate key areas of the site to discourage crime. Site lighting locations and basis-of-design fixtures are illustrated on sheet A003 – Exterior Lighting Plan. Final fixture selection and code compliance will be illustrated with building permit review.

Section 4.176. Landscaping, Screening, and Buffering.

Note: The reader is encouraged to see Section 4.179, applying to screening and buffering of storage areas for solid waste and recyclables.

4.176 (.01) **Purpose.** *This Section consists of landscaping and screening standards and regulations for use throughout the City. The regulations address materials, placement, layout, and timing of installation. The City recognizes the ecological and economic value of landscaping and requires the use of landscaping and other screening or buffering to:*

- A. Promote the re-establishment of vegetation for aesthetic, health, erosion control, flood control and wildlife habitat reasons;*
- B. Restore native plant communities and conserve irrigation water through establishment, or re-establishment, of native, drought-tolerant plants;*
- C. Mitigate for loss of native vegetation;*
- D. Establish and enhance a pleasant visual character which recognizes aesthetics and safety issues;*
- E. Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting sites or uses;*
- F. Unify development and enhance and define public and private spaces;*
- G. Promote the retention and use of existing topsoil and vegetation. Amended soils benefit stormwater retention and promote infiltration;*
- H. Aid in energy conservation by providing shade from the sun and shelter from the wind; and*
- I. Screen from public view the storage of materials that would otherwise be considered unsightly.*
- J. Support crime prevention, create proper sight distance clearance, and establish other safety factors by effective landscaping and screening.*
- K. Provide landscaping materials that minimize the need for excessive use of fertilizers, herbicides and pesticides, irrigation, pruning, and mowing to conserve and protect natural resources, wildlife habitats, and watersheds.*

Response: The Landscape Design Goal for the WTOD project is to provide outdoor spaces that will enhance the sense of being part of a modern, suburban community for residents, guests, customers and the community-at-large. Outdoor spaces have been designed to accommodate multi-level activities, including 2 outdoor, covered BBQ / eating spaces for residents, chess tables, charging stations, multiple seating forms and locations throughout the site, and a fenced trike track and natural play space for children that is visible and accessible from both the resident amenity space and from the outdoor dining space for the taproom / eatery. Special care has been taken around the existing Douglas Fir trees to allow activity near the trees while protecting their root zones through the strategic placement of raised decking at the both of the southern outdoor dining spaces and the trike track; holding the majority of activity above the root zones and lessening the likelihood of extreme soil compaction over time.

A vibrant, 4-season plant palette provides visual interest while defining user spaces. Tree species have been chosen to accentuate the spaces that they will occupy, providing shading, delineating spaces, and highlighting the architectural features of the building. Screening is provided for residents in ground level housing, at parking and utilities as required by code. Stormwater planters located throughout the site will feature native plants and trees from the city's approved list of plants and trees for fully-lined stormwater planters. All plants are generally long-lived, low-maintenance plants that should provide at least 3 seasons of visual interest with minimal care. The landscape for the WTOD development is designed to meet the requirements of the city's development code by:

- A. Promoting the re-establishment of vegetation for aesthetic, health, erosion control, flood control and wildlife habitat reasons;
- B. Restore native plant communities and conserve irrigation water through establishment of native and / or adapted, drought-tolerant plants;
- C. Establish and enhance a pleasant visual character which recognizes aesthetics and safety issues;
- D. Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting sites or uses;
- E. Unify development and enhance and define public and private spaces;
- F. Aid in energy conservation by providing shade from the sun and shelter from the wind; and
- G. Support crime prevention, create proper sight distance clearance, and establish other safety factors by effective landscaping and screening.
- H. Provide landscaping materials that minimize the need for excessive use of fertilizers, herbicides and pesticides, irrigation, pruning, and mowing to conserve and protect natural resources, wildlife habitats, and watersheds.

4.176 (.02) Landscaping and Screening Standards:

4.176 (.02) A. Subsections "C" through "I," below, state the different landscaping and screening standards to be applied throughout the City. The locations where the landscaping and screening are required and the depth of the landscaping and screening is stated in various places in the Code.

4.176 (.02) B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length (e.g., a landscaped area of between 800 and 1,600 square feet shall have two trees if the standard calls for one tree per 800 square feet).

4.176 (.02) C. General Landscaping Standard:

1. *Intent.* The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.
2. *Required materials.* Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:
 - a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
 - b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.

Response: The proposed plantings, as shown on sheet L4 – Level 1 Planting Plan, meets the General Landscaping Standards for plant materials. Within the property line, there are 38 perimeter trees required; 36 new perimeter trees are provided and the project has 13 tree credits for retained trees.

Per section 4.176(.11) below, street trees are not typically part of the site landscaping requirement and would not need to meet the 30' linear spacing requirement. However, there are 8 new street trees proposed along SW Barber St to provide shade and a landscape buffer between the sidewalk and street.

4.176 (.02) D. Low Screen Landscaping Standard:

1. *Intent. The Low Screen Landscaping Standard is a landscape treatment that uses a combination of distance and low screening to separate uses or developments. It is intended to be applied in situations where low screening is adequate to soften the impact of one use or development on another, or where visibility between areas is more important than a total visual screen. The Low Screen Landscaping Standard is usually applied along street lot lines or in the area separating parking lots from street rights-of-way.*
2. *Required materials. The Low Screen Landscaping Standard requires sufficient low shrubs to form a continuous screen three feet high and 95 percent opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A three foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See Figure 22: Low Screen Landscaping).*

Response: Low screening plantings have been provided for the on-site parking lot, plantings shall form a continuous screen three feet high and 95 percent opaque, year-round. Therefore, the criterion is met.

4.176 (.02) E. Low Berm Landscaping Standard:

1. *Intent. The Low Berm Standard is intended to be applied in situations where moderate screening to reduce both visual and noise impacts is needed to protect abutting uses or developments from one-another, and where it is desirable and practical to provide separation by both distance and sight-obscuring materials. This screening is most important where either, or both, of the abutting uses or developments can be expected to be particularly sensitive to noise or visual impacts.*
2. *Required materials. The Low Berm Standard requires a berm at least two feet six inches high along the interior side of the landscaped area (see Figure 23: Low Berm Landscaping). If the berm is less than three feet high, low shrubs meeting the Low Screen Landscaping Standard, above, are to be planted along the top of the berm, assuring that the screen is at least three feet in height. In addition, one tree is required for every 30 linear feet of berm, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area.*

Response: There are no berms proposed with this development. Therefore, the criterion is not applicable.

4.176 (.02) F. High Screen Landscaping Standard:

1. *Intent. The High Screen Landscaping Standard is a landscape treatment that relies primarily on screening to separate uses or developments. It is intended to be applied in situations where visual separation is required.*
2. *Required materials. The High Screen Landscaping Standard requires sufficient high shrubs to form a continuous screen at least six feet high and 95 percent opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree*

canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A six foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See Figure 24: High Screen Landscaping).

Response: There are no areas requiring high screening on this project. Therefore, the criterion is not applicable.

4.176 (.02) G. High Wall Standard:

1. *Intent. The High Wall Standard is intended to be applied in situations where extensive screening to reduce both visual and noise impacts is needed to protect abutting uses or developments from one-another. This screening is most important where either, or both, of the abutting uses or developments can be expected to be particularly sensitive to noise or visual impacts, or where there is little space for physical separation.*
2. *Required materials. The High Wall Standard requires a masonry wall at least six feet high along the interior side of the landscaped area (see Figure 25: High Wall Landscaping). In addition, one tree is required for every 30 linear feet of wall, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area.*

Response: There are no high wall requirements on this project. Therefore, the criterion is not applicable.

4.176 (.02) H. High Berm Standard:

1. *Intent. The High Berm Standard is intended to be applied in situations where extensive screening to reduce both visual and noise impacts is needed to protect abutting uses or developments from one-another, and where it is desirable and practical to provide separation by both distance and sight-obscuring materials. This screening is most important where either, or both, of the abutting uses or developments can be expected to be particularly sensitive to noise or visual impacts.*
2. *Required materials. The High Berm Standard requires a berm at least four feet high along the interior side of the landscaped area (see Figure 26: High Berm Landscaping). If the berm is less than six feet high, low shrubs meeting the Low Screen Landscaping Standard, above, are to be planted along the top of the berm, assuring that the screen is at least six feet in height. In addition, one tree is required for every 30 linear feet of berm, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area.*

Response: There are no high berm requirements for this project. Therefore, the criterion is not applicable.

4.176 (.02) I. Partially Sight-Obscuring Fence Standard:

1. *Intent. The Partially Sight-Obscuring Fence Standard is intended to provide a tall, but not totally blocked, visual separation. The standard is applied where a low level of screening is adequate to soften the impact of one use or development on another, and where some visibility between abutting areas is preferred over a total visual screen. It can be applied in conjunction with landscape plantings or applied in areas where landscape plantings are not necessary and where nonresidential uses are involved.*
2. *Required materials. Partially Sight-Obscuring Fence Standard are to be at least six feet high and at least 50 percent sight-obscuring. Fences may be made of wood (other than plywood or particle-*

board), metal, bricks, masonry or other permanent materials (see Figure 27: Partially Sight- Obscuring Fence).

Response: There are no partially sight-obscuring fences required on this project. Therefore, the criterion is not applicable.

4.176 (.02) J. Fully Sight-Obscuring Fence Standard:

1. *Intent. The Fully Sight-Obscuring Fence Standard is intended to provide a totally blocked visual separation. The standard is applied where full visual screening is needed to reduce the impact of one use or development on another. It can be applied in conjunction with landscape plantings or applied in areas where landscape plantings are not necessary.*
2. *Required materials. Fully sight-obscuring fences are to be at least six feet high and 100 percent sight-obscuring. Fences may be made of wood (other than plywood or particle-board), metal, bricks, masonry or other permanent materials (see Figure 28: Totally Sight-Obscuring Fence).*

Response: There are no fully sight-obscuring fences required on this project. Therefore, the criterion is not applicable.

4.176 (.03) Landscape Area. *Not less than 15 percent) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent parking area landscaping required by section 4.155.03(B)(1) is included in the 15 percent 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. (For recommendations refer to the Native Plant List maintained by the City of Wilsonville).*

Response: Total lot area = 60,695 sf x 15% = 9,104 sf required; 13,627sf provided. Therefore, the criterion is met.

4.176 (.04) Buffering and Screening. *Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.*

- 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 feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.*

Response: The proposed PGE transformer, located at the SW corner of the site will have a ~48" tall fence to screen it from off-site view from adjacent streets and properties. It will also have shrubs in front of the fence, to help it

blend in naturally with the surrounding landscape. The domestic water vault and fire vaults will also have landscaping surrounding them, to screen them from off-site view. Therefore, the criterion is met.

4.176 (.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 110 percent of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)*

Response: There are no requirements for sight-obscuring fence or plantings on this project. Therefore, the criterion is not applicable.

4.176 (.06) Plant Materials:

4.176 (.06) 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 years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Native topsoil shall be preserved and reused to the extent feasible. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plant areas.*

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 ten inches to 12 inches spread.*
2. *Ground cover. Shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at four feet on center minimum, four inch pot spaced two feet on center minimum, two one-fourth inch 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 percent of the bare soil in required landscape areas within three years of planting. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.*
3. *Turf or lawn in non-residential developments. Shall not be used to cover more than ten percent of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.*
4. *Plant materials under trees or large shrubs. Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.*
5. *Integrate compost-amended topsoil in all areas to be landscaped, including lawns, to help detain runoff, reduce irrigation and fertilizer needs, and create a sustainable, low-maintenance landscape.*

Response: All plant material meets or exceeds the minimum sizing required by this code. Therefore, the criterion will be met.

4.176 (.06) 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 two inch 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 1¾ inch to 2 inch 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 1¾ inch minimum caliper.*
4. *Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight 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 feet.*

Response: All new trees shall meet or exceed the minimum sizing required by this code. Therefore, the criterion will be met.

4.176 (.06) C. *Where a proposed development includes buildings larger than 24 feet in height or greater than 50,000 square feet in footprint area, the Planning Director or the Development Review Board, as applicable, may require larger or more mature plant materials.*

1. *At maturity, proposed trees shall be at least one-half the height of the building to which they are closest, and building walls longer than 50 feet shall require tree groups located no more than 50 feet on center, to break up the length and height of the façade.*
2. *Either fully branched deciduous or evergreen trees may be specified depending upon the desired results. Where solar access is to be preserved, only solar-friendly deciduous trees are to be used. Where year-round sight obscuring is the highest priority, evergreen trees are to be used.*
3. *The following standards are to be applied:*
 - a. *Deciduous trees:*
 - i. *Minimum height of ten feet; and*
 - ii. *Minimum trunk diameter (caliper) of two inches (measured at four and one-half feet above grade).*
 - b. *Evergreen trees: Minimum height of 12 feet.*

Response: Streetspire Oak and Green Column Black Maple shall be a minimum of 10 feet tall at time of installation. Thereby, meeting this criterion.

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

1. *All trees shall be standard base grafted, well branched and typical of their type as described in current AAN Standards and shall be balled and burlapped (b&b). Street trees shall be planted at sizes in accordance with the following standards:*
 - a. *Arterial streets—Three inches minimum caliper*
 - b. *Collector streets—Two inches minimum caliper.*
 - c. *Local streets or residential private access drives—1¾ inches minimum caliper.*
 - d. *Accent or median tree—1¾ inches minimum caliper.*

2. The following trees and varieties thereof are considered satisfactory street trees in most circumstances; however, other varieties and species are encouraged and will be considered:
 - a. Trees over 50 feet mature height: *Quercus garryana* (Native Oregon White Oak), *Quercus rubra borealis* (Red Oak), *Acer Macrophyllum* (Native Big Leaf Maple), *Acer nigrum* (Green Column Black Maple), *Fraxinus americanus* (White Ash), *Fraxinus pennsylvannica* 'Marshall' (Marshall Seedless Green Ash), *Quercus coccinea* (Scarlet Oak), *Quercus pulustris* (PinOak), *Tilia americana* (American Linden).
 - b. Trees under 50 feet mature height: *Acer rubrum* (Red Sunset Maple), *Cornus nuttallii* (Native Pacific Dogwood), *Gleditsia triacanthos* (Honey Locust), *Pyrus calleryana* 'Bradford' (Bradford Pear), *Tilia cordata* (Little Leaf Linden), *Fraxinus oxycarpa* (Flame Ash).
 - c. Other street tree species. Other species may be specified for use in certain situations. For instance, evergreen species may be specified where year-round color is desirable and no adverse effect on solar access is anticipated. Water-loving species may be specified in low locations where wet soil conditions are anticipated.

Response: Barber Street is a collector street. The proposed street tree is a Crimson Sunset Maple, shall have a caliper of 2" at time of installation. The Crimson Sunset Maple is a deep purple-leaved, upright oval shaped tree, with a mature height of 30-35 foot. It is heat tolerant and should perform well in the limited space available for the root systems between stormwater planters. Therefore, the criterion is met.

4.176 (.06) 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.
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.
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: Plant selection has been based on these requirements. See sheet L4 – Level 1 Planting Plan . The criterion is met.

4.176 (.06) F. Tree Credit. Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows (measured at four and one-half feet above grade and rounded to the nearest inch):

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

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

Response: 3 Douglas Fir are proposed for retention. Per the Tree Report and Sheet L1 Existing Tree Inventory Plan, there are a total of 13 tree credits to be earned. These tree credits are being applied to the perimeter tree and street tree requirements for the project.

4.176 (.06) G. Exceeding Standards. *Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.*

4.176 (.06) 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 proposed landscaping materials comply with the purposed and standards of this section.

4.176 (.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.*

Response: All plant material shall comply to current industry standards and shall be properly staked to assure survival; no support devices will be allowed to interfere with normal pedestrian or vehicular movement. The criterion will be met.

B. *Maintenance. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.*

Response: Maintenance of the landscaped areas is the on-going responsibility of the property owner.

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: A permanent, built-in irrigation system with an automatic controller will be included as part of the project. The system will be predominantly drip, with areas of spray as appropriate.

- C. *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: All required landscape areas shall be protected from potential damage by conflicting uses or activities.

4.176 (.08) Landscaping on Corner Lots. *All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.*

Response: All landscaping shall meet the vision clearance standards of Section 4.177.

4.176 (.09) Landscape Plans. *Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:*

- A. *High water usage areas (\pm two inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;*
- B. *Moderate water usage areas (\pm one inch per week): large lawn areas, average water-using shrubs, and trees;*
- C. *Low water usage areas (Less than one inch per week, or gallons per hour): seeded fieldgrass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.*
- D. *Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.*

These categories shall be noted in general on the plan and on the plant material list.

Response: The information required from this section is shown on the landscape plans provided with this application. See sheets L1 – L4 for this information.

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

Response: Noted.

4.176 (.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 (and stormwater planters) that are proposed within the new right-of-way along SW Barber St are not counted in the landscaping requirements of this section.

4.176 (.12) Mitigation and Restoration Plantings. *A mitigation plan is to be approved by the City's Development Review Board before the destruction, damage, or removal of any existing native plants. Plantings intended to mitigate the loss of native vegetation are subject to the following standards. Where these standards conflict with other requirements of this Code, the standards of this Section shall take precedence. The desired effect of this section is to preserve existing native vegetation.*

- A. *Plant Sources. Plant materials are to be native and are subject to approval by the City. They are to be non-clonal in origin; seed source is to be as local as possible, and plants must be nursery propagated or taken from a pre-approved transplantation area. All of these requirements are to be addressed in any proposed mitigation plan.*
- B. *Plant Materials. The mitigation plan shall specify the types and installation sizes of plant materials to be used for restoration. Practices such as the use of pesticides, fungicides, and fertilizers shall not be employed in mitigation areas unless specifically authorized and approved.*
- C. *Installation. Install native plants insuitable soil conditions. Plant materials are to be supported only when necessary because of extreme winds at the site. Where support is necessary, all stakes, guy wires or other measures are to be removed as soon as the plants can support themselves. Protect from animal and fowl predation and foraging until establishment.*
- D. *Irrigation. Permanent irrigation systems are generally not appropriate in restoration situations, and manual or temporary watering of new plantings is often necessary. The mitigation plan shall specify the method and frequency of manual watering, including any that may be necessary after the first growing season.*
- E. *Monitoring and Reporting. Monitoring of native landscape areas is the on-going responsibility of the property owner. Plants that die are to be replaced in kind and quantity within one year. Written proof of the survival of all plants shall be required to be submitted to the City's Planning Department one year after the planting is completed.*

Response: 6 Native Douglas Firs removed are to be replaced with 6 new Native Douglas Fir, to be planted in the 'Mitigation Zone' as shown on sheet 'L-5 – Mitigation Plan'. Plant materials are subject to approval by the City of Wilsonville, OR. Plants must be as local as possible, nursery propagated or taken from a pre-approved transplantation area. Plant materials shall be of the type and size indicated on the mitigation plan drawings.

Pesticides, fungicides and fertilizers shall not be employed in mitigation areas unless specifically authorized and approved. Native plants shall be planted in suitable soil conditions. Trees shall be supported only when necessary because of extreme winds at the site. Where support is necessary, all stakes, guy wires and other measures are to be removed as soon as the plants can support themselves. Protect from animal and fowl predation and foraging until establishment. Temporary irrigation shall be provided within the mitigation zone by a dedicated drip zone. Temporary irrigation shall be provided within mitigation zone for a minimum of one complete growing season, or until trees become established, whichever is the longest. Once trees are established, zone shall be turned off, but shall remain in place for possible use in times of extreme drought in the future.

Section 4.177. Street Improvement Standards.

This section contains the City's requirements and standards for pedestrian, bicycle, and transit facility improvements to public streets, or within public easements. The purpose of this section is to ensure that development, including redevelopment, provides transportation facilities that are safe, convenient, and adequate in rough proportion to their impacts.

4.177 (.01) *Development and related public facility improvements shall comply with the standards in this section, the Wilsonville Public Works Standards, and the Transportation System Plan, in rough proportion to the potential impacts of the development. Such improvements shall be constructed at the time of development or as provided by Section 4.140, except as modified or waived by the City Engineer for reasons of safety or traffic operations.*

4.177 (.02) Street Design Standards:

4.177 (.02) A. *All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions.*

- 1. Development shall be required to provide existing or future connections to adjacent sites through the use of access easements where applicable. Such easements shall be required in addition to required public street dedications as required in Section 4.236(.04).*

Response: There are no proposed street improvements or intersections. Therefore, the criterion is not applicable.

4.177 (.02) B. *The City Engineer shall make the final determination regarding right-of-way and street element widths using the ranges provided in Chapter 3 of the Transportation System Plan and the additional street design standards in the Public Works Standards.*

Response: SW Barber St is considered a Collector, and is comprised of a single lane of travel in each direction (east-west), along with a center turning lane, and a 6' bike lane on either side of the street. No adjustments to the street elements are proposed with this development. The frontage along SW Barber St will be updated per the standards for a Collector street – see response to section 4.177(.02)(C) below.

4.177 (.02) C. Rights-of-way:

- 1. Prior to issuance of a Certificate of Occupancy Building permits or as a part of the recordation of a final plat, the City shall require dedication of rights-of-way in accordance with the Transportation System Plan. All dedications shall be recorded with the County Assessor's Office.*
- 2. The City shall also require a waiver of remonstrance against formation of a local improvement district, and all non-remonstrances shall be recorded in the County Recorder's Office as well as the City's Lien Docket, prior to issuance of a Certificate of Occupancy Building Permit or as a part of the recordation of a final plat.*
- 3. In order to allow for potential future widening, a special setback requirement shall be maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is greater.*

Response: The right-of-way along SW Barber St will be recorded with the final plat and recorded with the County Assessor's office, as required. SW Barber is considered a Collector, therefore, the setback for future widening is not applicable.

4.177 (.02) D. Dead-end Streets. *New dead-end streets or culs-de-sac shall not exceed 200 feet in length, unless the adjoining land contains barriers such as existing buildings, railroads or freeways, or environmental constraints such as steep slopes, or major streams or rivers, that prevent future street extension and connection. A central landscaped island with rainwater management and infiltration are encouraged in cul-de-sac design. No more than 25 dwelling units shall take access to a new dead-end or cul-de-sac street unless it is determined that the traffic impacts on adjacent streets will not exceed those from a development of 25 or fewer units. All other dimensional standards of dead-end streets shall be governed by the Public Works Standards. Notification that the street is planned for future extension shall be posted on the dead-end street.*

Response: This project does not include any new roadway extensions or Dead End Streets. Therefore, the criterion is not applicable.

4.177 (.02) E. Corner or clear vision area:

1. *A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:*
 - a. *Light and utility poles with a diameter less than 12 inches.*
 - b. *Trees less than six inch d.b.h., approved as a part of the Stage II Site Design, or administrative review.*
 - c. *Except as allowed by b., above, an existing tree, trimmed to the trunk, ten feet above the curb.*
 - d. *Official warning or street sign.*
 - e. *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: A clear vision area complying with the Public Works standard 201.2.22 is provided at the SE and SW corners of the site, as well as at the proposed driveway that exits onto SW Barber St. Street trees are located >30' from the nearest intersection and >10' from the proposed driveway. See sheet A001 – Land Use Site Plan. Therefore, the criterion is met.

4.177 (.02) F. Vertical clearance. *A minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives.*

Response: The proposal will maintain 12' clearance minimum above all streets and access drives. Therefore, the criterion is met.

4.177 (.02) G. Interim improvement standard. *It is anticipated that all existing streets, except those in new subdivisions, will require complete reconstruction to support urban level traffic volumes. However, in most cases, existing and short-term projected traffic volumes do not warrant*

improvements to full Master Plan standards. Therefore, unless otherwise specified by the Development Review Board, the following interim standards shall apply.

1. Arterials 24 foot paved, with standard sub-base. Asphalt overlays are generally considered unacceptable, but may be considered as an interim improvement based on the recommendations of the City Engineer, regarding adequate structural quality to support an overlay.
2. Half-streets are generally considered unacceptable. However, where the Development Review Board finds it essential to allow for reasonable development, a half-street may be approved. Whenever a half-street improvement is approved, it shall conform to the requirements in the Public Works Standards.
3. When considered appropriate in conjunction with other anticipated or scheduled street improvements, the City Engineer may approve street improvements with a single asphalt lift. However, adequate provision must be made for interim storm drainage, pavement transitions at seams and the scheduling of the second lift through the Capital Improvements Plan.

Response: A street improvement is not proposed with this development. Therefore, the criterion is not applicable.

4.177 (.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.

- A. 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.
- B. 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: The proposed sidewalk will be constructed in the right-of-way along SW Barber St. It will be 6'-0" wide, meeting the criterion of this section.

4.177 (.04) Bicycle Facilities. 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.

Response: There is an existing bike lane on both sides of SW Barber St, meeting the intent of the Transportation System Plan. There are no additional bicycle facilities proposed. Therefore, the criterion are not applicable.

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

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

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

Response: No multi-use paths are proposed with this development. Therefore, the criterion is not applicable.

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

A. Development shall at a minimum provide:

1. Reasonably direct pedestrian connections, as defined by Section 4.154, between building entrances and the transit facility and between buildings on the site and streets adjoining transit stops.
2. Improvements at major transit stops. Improvements may include intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.

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

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

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

Response: There are existing bus stops located along the bus turnaround, which flanks the northern and eastern edges of the proposed site. The existing sidewalks along these frontages already include improvements for the bus stops, including shelters, lighting and trees. No changes are proposed to the existing sidewalk and transit facilities on these frontages.

4.177 (.07) Residential Private Access Drives. Residential Private Access Drives shall meet the following standards:

4.177 (.07) A. Residential Private Access Drives shall provide primary vehicular access to no more than four residential lots.

4.177 (.07) B. The design and construction of a Residential Private Access Drive shall ensure a useful lifespan and structural maintenance schedule comparable, as determined by the City Engineer or City's Authorized Representative, to a local street constructed in conformance to current public works standards.

1. The design of residential private access drives shall be stamped by a professional engineer registered in the state of Oregon and shall be approved by the City Engineer or City's Authorized Representative to ensure the above requirement is met.

2. *Prior to issuing a certificate of occupancy for any residential dwelling unit whose primary vehicular access is from a Residential Private Access Drive the City Engineer or City's Authorized Representative shall certify construction of the Residential Private Access Drive substantially conforms the design approved by the City Engineer or City's Authorized Representative.*

4.177 (.07) C. *Residential Private Access Drives shall be named for addressing purposes. All Residential Private Access Drives shall use the suffix "Lane", i.e. SW Oakview Lane.*

4.177 (.07) D. *Residential Private Access Drives shall meet or exceed the standards for access drives and travel lanes established in Subsection (.08) of this Section.*

Response: No residential Private Access Drives are proposed on this site, therefore the criterion is not applicable.

4.177 (.08) Access Drive and Driveway Approach Development Standards:

4.177 (.08) A. *An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.*

Response: The on-site drive aisle to access the parking area has been reviewed with the Traffic Report and is illustrated on sheet A001 – Land Use Site Plan. It will remain free from any obstructions. The Traffic report notes that the driveway entry shall be 20' min in length, which this proposal will meet. The driveway exit onto Barber St is subject to the City's Access Spacing Standards for Collectors. The minimum spacing allowed is 100' with a desired spacing of 300'. This application proposes a spacing of approximately 190' from the Trimet access road to the west, meeting this requirement.

4.177 (.08) B. *Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.*

Response: The on-site drive aisle is illustrated on sheet A001 – Land Use Site Plan, and will be constructed of asphalt/concrete, to support a 23-ton load. The criterion is met.

4.177 (.08) C. *Where emergency vehicle access is required, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. The City may restrict parking, require signage, or require other public safety improvements pursuant to the recommendations of an emergency service provider.*

Response: Fire apparatus access will occur along SW Barber and/or the bus turnaround access road on the east side of the building. See Fire Service Provider letter from TVF&R provided with this application. Therefore, the criterion does not apply to the proposed on-site drive aisle.

4.177 (.08) D. *Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.*

Response: Fire apparatus access will occur along SW Barber and/or the bus turnaround access road on the east side of the building. See Fire Service Provider letter from TVF&R provided with this application. Therefore, the criterion does not apply to the proposed on-site drive aisle.

4.177 (.08) E. *Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.*

Response: The proposed project will comply with this

4.177 (.08) F. *The number of approaches on higher classification streets (e.g., collector and arterial streets) shall be minimized; where practicable, access shall be taken first from a lower classification street.*

Response: Driveway access to the on-site parking lot is provided from the Trimet access road on the western side of the site, which will have much lower levels of traffic than on Barber St. The drive-aisle exits onto SW Barber St roughly mid-block, and is subject to the 'City's Access Spacing Standards for Collectors'. The minimum spacing allowed is 100' with a desired spacing of 300'. This application proposes a spacing of approximately 190' from the Trimet access road to the west, meeting this requirement. This has been studied and approved with the Traffic Report, performed by the City's Traffic Engineer, DKS & Associates, and is included with this application.

4.177 (.08) G. *The City may limit the number or location of connections to a street, or impose access restrictions where the roadway authority requires mitigation to alleviate safety or traffic operations concerns.*

Response: The driveways entering and exiting the on-site parking area have been analyzed as part of the Traffic Report, included with this application. Due to the low volume of vehicles exiting the on-site parking lot onto Barber, no safety or traffic operations concerns were raised as part of the Traffic Report. The driveway exit onto Barber complies with the City's Access Spacing Standards for Collectors – see response above.

4.177 (.08) H. *The City may require a driveway to extend to one or more edges of a lot and be designed to allow for future extension and inter-lot circulation as adjacent properties develop. The City may also require the owner(s) of the subject site to record an access easement for future joint use of the approach and driveway as the adjacent property(ies) develop(s).*

Response: Due to the existing site layout and the SMART bus turnaround bordering the site on the eastern and northern edges of the site, no future driveway connections to adjacent parcels are anticipated.

4.177 (.08) I. *Driveways shall accommodate all projected vehicular traffic on-site without vehicles stacking or backing up onto a street.*

Response: The proposal includes a one-way drive aisle with a driveway entry that is 20' min. long, to prevent vehicles backing up onto the Trimet access road as they wait to enter a parking stall. This has been recommended within the Traffic Report, and is the min. allowable length the City Engineer may approve with the supporting documentation of the Traffic Analysis.

4.177 (.08) J. *Driveways shall be designed so that vehicle areas, including but not limited to drive-up and drive-through facilities and vehicle storage and service areas, do not obstruct any public right-of-way.*

Response: The proposed driveways do not obstruct any public right-of-way, and have been analyzed as part of the Traffic Report, provided with this application.

4.177 (.08) K. Approaches and driveways shall not be wider than necessary to safely accommodate projected peak hour trips and turning movements, and shall be designed to minimize crossing distances for pedestrians.

Response: The proposed driveways are sized to meet Public Works standards, and to safely accommodate traffic and turning movements, and to minimize crossing distances for pedestrians. The entry driveway is 20' wide (same as the drive aisle width). The exit driveway onto Barber narrows to 15', in order to minimize pedestrian crossing distances along SW Barber St.

4.177 (.08) L. As it deems necessary for pedestrian safety, the City, in consultation with the roadway authority, may require traffic-calming features, such as speed tables, textured driveway surfaces, curb extensions, signage or traffic control devices, or other features, be installed on or in the vicinity of a site.

Response: The proposed pedestrian crossing through the drive aisle is intended to be stamped concrete, to provide more awareness and safety for pedestrians crossing the parking lot.

4.177 (.08) M. Approaches and driveways shall be located and designed to allow for safe maneuvering in and around loading areas, while avoiding conflicts with pedestrians, parking, landscaping, and buildings.

Response: The proposed driveways and drive aisle are designed to avoid conflicts with pedestrians, parking and landscaping by clearly delineating the drive aisle from those other functions.

4.177 (.08) N. Where a proposed driveway crosses a culvert or drainage ditch, the City may require the developer to install a culvert extending under and beyond the edges of the driveway on both sides of it, pursuant applicable Public Works standards.

Response: The proposed driveway does not cross a culvert or drainage ditch. Therefore, the criterion is not applicable.

4.177 (.08) O. Except as otherwise required by the applicable roadway authority or waived by the City Engineer, temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets.

Response: A temporary driveway to access the site during construction will comply with this criteria.

4.177 (.08) P. Unless constrained by topography, natural resources, rail lines, freeways, existing or planned or approved development, or easements or covenants, driveways proposed as part of a residential or mixed-use development shall meet local street spacing standards and shall be constructed to align with existing or planned streets, if the driveway.

1. Intersects with a public street that is controlled, or is to be controlled in the planning period, by a traffic signal;
2. Intersects with an existing or planned arterial or collector street; or
3. Would be an extension of an existing or planned local street, or of another major driveway.

Response: The proposed driveway exit on Barber St has been reviewed with the Traffic Report. This report refers to the City's Public Works Standard Section 201.2.23(h), which requires proposed driveways be

aligned with existing streets, *unless topography, existing features (tree protection) or geographic conditions do not allow for it.* This section also lists natural resources as an exception to this standard. This traffic study does not identify any safety issues with the driveway offset as proposed, but rather notes that this is a Public Works Standard that will need to be addressed.

A key concern in this project is the preservation of three very large, mature douglas fir trees on the site, which is the sole reason the driveway offset is proposed. If they were to be aligned, one of the three trees would need to be removed, as the driveway would intrude upon the critical root zone and damage the health of the tree long-term. A memo illustrating the complexities of this issue, and the need to offset the driveway in order to preserve these trees is included with this application.

4.177 (.09) Minimum street intersection spacing standards:

- A. *New streets shall intersect at existing street intersections so that centerlines are not offset. Where existing streets adjacent to a proposed development do not align properly, conditions shall be imposed on the development to provide for proper alignment.*
- B. *Minimum intersection spacing standards are provided in Transportation System Plan Table 3-2.*

Response: No New streets are proposed with this development. Therefore, the criterion is not applicable.

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

Response: The driveway entrance from the Trimet access road and the driveway exit onto SW Barber St have been reviewed within the Traffic Report and meet the required spacing standards of this section.

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

4.179(.01) *All site plans for multi-family residential and non-residential buildings submitted to the Wilsonville Development Review Board for approval shall include adequate storage space for mixed solid waste and source separated recyclables.*

Response: The proposed waste and recyclable storage is illustrated on sheet A001. A shared trash/recycling storage room is located within the proposed building and is located on the ground floor adjacent to the parking lot drive aisle is provided. The room has been sized in coordination with Republic Services to appropriately accommodate the anticipated waste and recycling needs of the 121 residential units and proposed commercial spaces. See above Service Provider letter from Republic Services, included with this application. The criterion is met.

4.179(.02) *The floor area of an interior or exterior storage area shall be excluded from the calculation of building floor area for purposes of determining minimum storage requirements.*

Response: The storage area calculation is based on the predominant use of the building and quantity of residential units. See response to section 4.179(.03)-(.07) below.

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

Response: The project summary and ground floor plan is illustrated on sheet A001. The project has a total of 134,235 gross square feet and is the predominant use is the 121 residential units and associated amenity spaces. Commercial use only accounts for 3,600 sf, or roughly 3% of the floor area. Therefore, the multi-family standard should be applied when calculating the storage area requirement for this project.

4.179(.04) *Storage areas for multiple uses on a single site may be combined and shared.*

Response: The proposal utilizes a shared waste and recycling storage room for both residential and retail as illustrated on sheet A001. Therefore, the criterion is met.

4.179(.05) *The specific requirements are based on an assumed storage height of four feet for solid waste/recyclables. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions for the containers.*

Response: The proposed layout and quantity of storage containers is illustrated on sheet A101. There is no vertical stacked storage proposed.

4.179(.06) *The specific requirements for storage area are as follows:*

- A. *multi-family residential buildings containing five-ten units shall provide a minimum storage area of 50 square feet. Buildings containing more than ten residential units shall provide an additional five square feet per unit for each unit above ten.*
- B. *Non-residential buildings shall provide a minimum storage area of ten square feet, plus:*
 - 1. *Office: Four square feet per 1,000 square feet gross floor area (GFA);*
 - 2. *Retail: Ten square feet per 1,000 square feet GFA;*
 - 3. *Wholesale/Warehouse/Manufacturing: Six square feet per 1,000 square feet GFA; and*
 - 4. *Other: Four square feet per 1,000 square feet GFA.*

Response: The storage area provided for trash/recycling is equivalent to 1,100 sf of area. This includes a small trash/recycling room on each of the upper floors for residents, as well as a 600 sf shared trash/recycling room on the ground floor for residents as well as commercial tenants. Although the residential use calculation governs the size of the storage area required, the proposal provides storage area in excess of the residential and commercial space storage areas calculated separately, per below. Therefore, the criterion is met.

Residential Use storage area:

$$50 \text{ sf} + 111 \text{ units (above 10)} \times 5 \text{ sf} = 605 \text{ sf required}$$

Commercial Use storage area:

$$10 \text{ sf} / 1,000 \text{ sf} = \sim 36 \text{ sf required}$$

Proposed: 100 sf trash room & chute on each level 2-5 + 600 sf trash/recycling room on ground floor = 1,100 sf storage area

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

Response: See Service Provider Letter from Republic Services, included with this application, for approval of the proposed site plan and trash/recycling rooms. Sheet A001 shows the proposed site plan & sheet A101 shows enlarged plans of the designated waste and recycling rooms within the building.

4.179(.08) Existing multi-family residential and non-residential developments wishing to retrofit their structures to include storage areas for mixed solid waste and recycling may have their site plans reviewed and approved through the Class I Administrative Review process, according to the provisions of Section 4.035. Site plans for retrofitting existing developments must conform to all requirements of this Section, "Mixed Solid Waste and Recyclables Storage In New Multi-Family Residential and Non-Residential Buildings," and 4.430, "Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas," of the Wilsonville City Code.

Response: Section not applicable, as this development will be all new construction.

Section 4.199. Outdoor Lighting.

Section 4.199.10. Outdoor Lighting In General.

4.199.10 (.01) Purpose. The purpose of this Code is to provide regulations for outdoor lighting that will:

- A. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, productivity, enjoyment and commerce.
- B. Conserve energy and resources to the greatest extent possible.
- C. Minimize glare, particularly in and around public rights-of-way; and reduce visual discomfort and improve visual acuity over large areas by avoiding "light islands" and "spotlighting" that result in reduced visual perception in areas adjacent to either the source of the glare or the area illuminated by the glare.
- D. Minimize light trespass, so that each owner of property does not cause unreasonable light spillover to other property.
- E. Curtail the degradation of the nighttime environment and the night sky.
- F. Preserve the dark night sky for astronomy and enjoyment.
- G. Protect the natural environment, including wildlife, from the damaging effects of night lighting from human sources.

4.199.10 (.02) Purpose Statement as Guidelines: Declaration of purpose statements are guidelines and not approval criteria in the application of WC Section 4.199.

Response: The proposed exterior lighting will be designed to promote nighttime safety in and around the site, minimize glare to adjacent areas and into residential dwelling units within the project, and to preserve the dark night sky and limit light pollution. See sheet A003 – Exterior Lighting Plan for proposed fixture type and location. Fixture cutsheets are included within Appendix A of this narrative.

Section 4.199.20. Applicability.

4.199.20 (.01) This Ordinance is applicable to:

- A. Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.
- B. Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.

Response: The proposal consists of a new mixed-use multi-family housing development with a small amount of commercial space. Therefore, the criterion applies.

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

- A. Interior lighting.
- B. Internally illuminated signs.
- C. Externally illuminated signs.
- D. Temporary lighting for theatrical, television, and performance areas.
- E. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.
- F. Building Code required exit path lighting.

- G. *Lighting specifically for stairs and ramps.*
- H. *Temporary and seasonal lighting provided that individual lamps are 10 watts or less.*
- I. *Lighting required and/or regulated by the City (i.e. construction related activities), Federal Aviation Administration, U.S. Coast Guard or other Federal or State agency.*
- J. *Single-family residential lighting.*
- K. *Code Required Signs.*
- L. *American flag.*
- M. *Landscape lighting.*
- N. *Lights approved by the City through an Administrative Review Temporary Use Permit process.*
- O. *Public street lights.*
- P. *ATM security lighting.*
- Q. *Those "Exceptions" listed in the "Exterior Lighting Power Allowance" provisions of the Oregon Energy Efficiency Specialty Code.*

Section 4.199.40. Lighting Systems Standards for Approval.

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

4.199.40 (.01) A. All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.

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

1. The maximum luminaire lamp wattage and shielding shall comply with Table 7.
2. Except for those exemptions listed in Section 4.199.20(.02), the exterior lighting for the site shall comply with the Oregon Energy Efficiency Specialty Code, Exterior Lighting.
3. The maximum pole or mounting height shall be consistent with Table 8.
4. Each luminaire shall be set back from all property lines at least three times the mounting height of the luminaire:
 - a. Exception 1: If the subject property abuts a property with the same base and lighting zone, no setback from the common lot lines is required.
 - b. Exception 2: If the subject property abuts a property which is zoned (base and lighting) other than the subject parcel, the luminaire shall be setback three times the mounting height of the luminaire, measured from the abutting parcel's setback line. (Any variance or waiver to the abutting property's setback shall not be considered in the distance calculation).
 - c. Exception 3: If the luminaire is used for the purpose of street, parking lot or public utility easement illumination and is located less than three mounting heights from the property line, the luminaire shall include a house side shield to protect adjoining property.
 - d. Exception 4: If the subject property includes an exterior column, wall or abutment within 25 feet of the property line, a luminaire partly shielded or better and not exceeding 60 lamp watts may be mounted onto the exterior column, wall or abutment or under or within an overhang or canopy attached thereto.
 - e. Exception 5: Lighting adjacent to SROZ areas shall be set back three times the mounting height of the luminaire, or shall employ a house side shield to protect the natural resource area.

Response: See sheet A003 – Exterior Lighting Plan for proposed fixture type and location. Fixture cutsheets are included within Appendix A of this narrative. The proposal will comply with the requirements set forth here, as well as the LZ-2 requirements of Tables 7 & 8. There are three parking lot light fixtures that are located within the required setback, based on mounting height. These fixtures meet exception 3 above. There are several exterior wall-mounted sconces located along the northern and eastern facades that are located within the required mounting height setback. These fixtures meet exception 4 above. See additional documentation on the setbacks shown on sheet A003.

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

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

The following are exceptions to curfew:

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

Response: Proposed exterior lighting fixtures will be controlled by an automated system to illuminate the surrounding site areas for security and safety. The site occurs in Lighting Zone LZ2, which has a 10pm curfew per table 10.

Section 4.199.50. Submittal Requirements.

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

- A. A statement regarding which of the lighting methods will be utilized, prescriptive or performance, and a map depicting the lighting zone(s) for the property.*
- B. A site lighting plan that clearly indicates intended lighting by type and location. For adjustable luminaires, the aiming angles or coordinates shall be shown.*
- C. For each luminaire type, drawings, cut sheets or other documents containing specifications for the intended lighting including but not limited to, luminaire description, mounting, mounting height, lamp type and manufacturer, lamp watts, ballast, optical system/distribution, and accessories such as shields.*
- D. Calculations demonstrating compliance with Oregon Energy Efficiency Specialty Code, Exterior Lighting, as modified by Section 4.199.40(.01)(B.)(2.)*
- E. Lighting plans shall be coordinated with landscaping plans so that pole lights and trees are not placed in conflict with one another. The location of lights shall be shown on the landscape plan. Generally, pole lights should not be placed within one pole length of landscape and parking lot trees.*
- F. Applicants shall identify the hours of lighting curfew.*

Response: The proposal will comply with the prescriptive performance option, and the development is within the LZ2 lighting overlay zone, per the City Map, shown on sheet A003 – Exterior Lighting Plan. An exterior lighting plan is also provided on sheet A003 and the location and fixture types are provided. No adjustable fixtures are proposed. Cutsheets for all fixtures proposed are provided in Appendix A of this written narrative.

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

- A. A site lighting plan (items 1.A–F, above) which indicates for each luminaire the three mounting height line to demonstrate compliance with the setback requirements. For luminaires mounted within three mounting heights of the property line the compliance exception or special shielding requirements shall be clearly indicated.*

Response: See sheet A003 – Exterior Lighting Plan for proposed fixture type and location. Fixture cutsheets are included within Appendix A of this narrative. Lighting mounting heights and setback lines are shown on sheet A003. There are several L1 fixtures within the required setback along SW Barber St. These fixtures will include a shield to eliminate light trespass across the property line, and therefore, meets exception 3 of section 4.199.40(.01)(B) above. There are also several L4 exterior wall-mounted fixtures along the northern and eastern frontages that are located within the lighting setback distance. These fixtures meet exception 4 of section 4.199.40(.01)(B) above.

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

- A. Site plan showing horizontal isocandle lines, or the output of a point-by-point computer calculation of the horizontal illumination of the site, showing property lines and light levels immediately off of the subject property.
- B. For each side of the property, the output of a point-by-point vertical footcandle calculation showing illumination in the vertical plane at the property line from grade to at least ten feet higher than the height of the tallest pole.
- C. Lighting plans shall be prepared by a qualified licensed engineer.

Response: The applicant will comply with the prescriptive method. Therefore, the criterion is not applicable.

4.199.50 (.04) In addition to the above applicable submittal requirements, Applicants for Special Permits shall submit the following to the DRB for review:

- A. Tabulation of International Engineering Society of North America (IESNA) lighting recommendations for each task including area illuminated, recommended illumination level, actual maintained illumination level, and luminaires used specifically to achieve the indicated criteria.
- B. Lighting plans shall be prepared by a qualified licensed engineer.

Response: No special permits are included with this application. Therefore, the criterion is not applicable.

4.199.50 (.05) For all calculations, the following light loss factors shall be used unless an alternative is specifically approved by the City:

Metal halide	0.6
High pressure sodium	0.8
Compact fluorescent	0.7
Full size fluorescent	0.75
Incandescent	0.9
Halogen	0.95
Other	As approved

SECTION 4.200

LAND DIVISIONS

Section 4.200. General—Purpose.

The City Council hereby finds and deems that it is reasonable and necessary, in order to accomplish the orderly development of land within the corporate limits of the City, and in order to promote the public health, safety and general welfare of the City, to enact these sections, to be hereinafter known as the "Land Division Regulations of the City of Wilsonville, Oregon," in order to provide rules, regulations and standards to govern the approval of plats for subdivisions, land partitions, condominium divisions, and plans for other property divisions, to carry out the development pattern and plan of the City and to promote the public health, safety and general welfare thereof, and in order to lessen congestion of streets, secure safety from fires, flood, pollution and other dangers and to provide adequate light and area, and to prevent overcrowding of land, improve connectivity from one part of the community to another, and to facilitate adequate provision for transportation, water supplies, sewage, drainage, education, recreation and other needs of the people of the City, and to prescribe procedures to be followed in submitting plans and plats of land divisions for approval by the City.

Section 4.202. General—Authorization.

- (.01) Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.
- (.02) The Development Review Board and Planning Director shall be given all the powers and duties with respect to procedures and action on tentative and final plans, plats and maps of land divisions specified in Oregon Revised Statutes and by this Code.
- (.03) Approval by the Development Review Board or Planning Director of divisions of land within the boundaries of the City, other than statutory subdivisions, is hereby required by virtue of the authority granted to the City in ORS 92.
- (.04) No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county.
 - A. No development permit shall be issued for any lot or parcel that is not legally created in accordance with this Code.
 - B. It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118.
- (.05) Expedited land divisions and Middle Housing land divisions, pursuant to ORS 197, shall be processed as provided in Section 4.232.
- (.06) New condominium developments shall be subject to the planned development procedures of Section 4.118 and the standards of Section 4.140.
- (.07) Condominium conversions shall be subject to the standards and procedures applicable to land divisions, and the following.
 - A. Upon application, formal notice shall be provided to tenants on the land and to adjacent landowners within 250 feet of the affected property. Not less than 30 days after the formal notice, a public hearing as set forth in Section 4.013 shall be held.

B. In the case of a conversion of apartments or rental units to condominiums, a minimum of 120 days' notice shall be afforded any tenants, prior to conversion. All the provisions of the Oregon Revised Statutes shall be met, and a plat, together with a homeowners' association agreement and By-Laws, shall be submitted for Development Review Board consideration as part of the public hearing process.

C. The owner will bear the burden of proving that there are an adequate number of vacant rental units available within Wilsonville, at approximately the same costs as the units that are proposed for conversion, to house those people who may be displaced as a result of the conversion.

(.08) Lot line adjustments shall be subject to the standards and procedures established in Sections 4.233. In no case shall the boundaries between adjoining lots or parcels be altered without compliance with those standards.

Section 4.210. Application Procedure.

(.01) Pre-application conference. Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.

A. Preparation of Tentative Plat. The Planning staff shall provide information regarding procedures and general information having a direct influence on the proposed development, such as elements of the Comprehensive Plan, existing and proposed streets, roads and public utilities. The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.

B. Tentative Plat Submission. The purpose of the Tentative Plat is to present a study of the proposed subdivision to the Planning Department and Development Review Board and to receive approval or recommendations for revisions before preparation of a final Plat. The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:

1. Site development application form completed and signed by the owner of the land or a letter of authorization signed by the owner. A preliminary title report or other proof of ownership is to be included with the application form.
2. Application fees as established by resolution of the City Council.
3. Ten copies and one sepia or suitable reproducible tracing of the Tentative Plat shall be submitted with the application. Paper size shall be 18 inch by 24 inch, or such other size as may be specified by the City Engineer.
4. Name of the subdivision. No subdivision name shall duplicate or resemble the name of any other subdivision in Clackamas or Washington County. Names may be checked through the county offices.
5. Names, addresses, and telephone numbers of the owners and applicants, and engineer or surveyor.
6. Date, north point and scale of drawing.
7. Location of the subject property by Section, Township, and Range.
8. Legal road access to subject property shall be indicated as City, County, or other public roads.
9. Vicinity map showing the relationship to the nearest major highway or street.
10. Lots. Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.

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11. *Gross acreage in proposed plat.*
 12. *Proposed uses of the property, including sites, if any, for multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.*
 13. *Improvements: Statement of the improvements to be made or installed including streets, private drives, sidewalks, lighting, tree planting, and times such improvements are to be made or completed.*
 14. *Trees. Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.*
 15. *Utilities such as electrical, gas, telephone, on and abutting the tract.*
 16. *Easements: Approximate width, location, and purpose of all existing and proposed easements on, and known easements abutting the tract.*
 17. *Deed Restrictions. Outline of proposed deed restrictions, if any.*
 18. *Written Statement. Information which is not practical to be shown on the maps may be shown in separate statements accompanying the Tentative Plat.*
 19. *If the subdivision is to be a "Planned Development," a copy of the proposed Home Owners Association By-Laws must be submitted at the time of submission of the application. The Tentative Plat shall be considered as the Stage I Preliminary Plan. The proposed By-Laws must address the maintenance of any parks, common areas, or facilities.*
 20. *Any plat bordering a stream or river shall indicate areas subject to flooding and shall comply with the provisions of Section 4.172.*
 21. *Proposed use or treatment of any property designated as open space by the City of Wilsonville.*
 22. *A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels. The list shall be taken from the latest available property ownership records of the Assessor's office of the affected county.*
 23. *A completed "liens and assessments" form, provided by the City Finance Department.*
 24. *Locations of all areas designated as a Significant Resource Overlay Zone by the City, as well as any wetlands shall be shown on the tentative plat.*
 25. *Locations of all existing and proposed utilities, including but not limited to domestic water, sanitary sewer, storm drainage, and any private utilities crossing or intended to serve the site. Any plans to phase the construction or use of utilities shall be indicated.*
 26. *A traffic study, prepared under contract with the City, shall be submitted as part of the tentative plat application process, unless specifically waived by the Community Development Director.*

Response: See sheet G4 for Tentative Partition Plat. Existing easements within the site (Parcel 1) are shown. Proposed easements on the site, as well as existing easements on the rest of the parcel being subdivided (Parcel 2) will be added to the Final Plat.

See sheet G2 for Vicinity Map.

See sheet A001 for minimum lot size, lot dimensions, gross acreage of site & proposed uses and areas.

See sheet C3.00 for all ROW improvements along Barber St, all utilities abutting the tract, existing and proposed easements, locations of all existing and proposed utilities crossing or intended to serve the site.

See landscape sheets L1-L5 for all trees to be retained/removed and Arborist's report for health of all trees.

Section 4.236. General Requirements—Streets.

(.01) Conformity to the Transportation System Plan. Land divisions shall conform to and be in harmony with the Transportation Systems Plan, the Bicycle and Pedestrian Master Plan, and the Parks and Recreation Master Plan.

(.02) Relation to Adjoining Street System:

- A. A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.*
- B. Where the plat submitted covers only a part of the applicant's tract, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted.*
- C. At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the City may require an arrangement of lots and streets such as to permit a later resubdivision in conformity to the street plans and other requirements specified in these regulations.*

Response: The proposed land division includes the subdivision of *Partition Parcel 3, Partition Plat 2008-033, Clackamas County Plat Records*, into two parcels. Parcel 2 will include the existing bus turnaround and associated sidewalk improvements, while Parcel 1 will include the area within the existing sidewalk improvements and is the subject site for the proposed development. This division will not affect or alter the existing street network and maintains conformity to the Transportation System Plan. See Tentative Partition Plat located on sheet G4 of the land use drawings.

(.03) All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.

Response: See responses to section 4.177 within this narrative document.

(.04) Creation of Easements. The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two parcels may be provided with

vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two parcels, a street dedication may be required.

Response: Existing sanitary sewer and waterline easements within Parcel 2 to remain, for access to the parcel to the north.

(.05) Topography. The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.

Response: No new streets are proposed. Therefore, the criterion does not apply.

(.06) Reserve Strips. The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary:

- A. To prevent access to abutting land at the end of a street in order to assure the proper extension of the street pattern and the orderly development of land lying beyond the street; or*
- B. To prevent access to the side of a street on the side where additional width is required to meet the right-of-way standards established by the City; or*
- C. To prevent access to land abutting a street of the land division but not within the tract or parcel of land being divided; or*
- D. To prevent access to land unsuitable for building development.*

Response: Understood. No reserve strips are anticipated to be required with this development.

(.07) Future Expansion of Street. When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting dead-end street may be approved without a turn-around. Reserve strips and street plugs shall be required to preserve the objective of street extension. Notification that the street is planned for future extension shall be posted on the stub street.

Response: No future streets are planned around the site, based on the Transportation System Plan.

(.08) Existing Streets. Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan.

Response: The site borders SW Barber St to the south, which is classified and functions as a Collector Street and is of adequate width to meet the standards of the Transportation System Plan. No additional right-of-way is proposed with the development.

(.09) Street Names. No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.

Response: No new streets are proposed with the land division. Therefore, the criterion does not apply.

(Ord. No. 682, 9-9-2010; Ord. No. 719, 6-17-2013)

Section 4.237. General Requirements—Other.

(.01) Blocks:

- A. *The length, width, and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated, consideration of needs for convenient access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and recognition of limitations and opportunities of topography.*
- B. *Sizes: Blocks shall not exceed the sizes and lengths specified for the zone in which they are located unless topographical conditions or other physical constraints necessitate larger blocks. Larger blocks shall only be approved where specific findings are made justifying the size, shape, and configuration.*

Response: The proposed development is within the PDI zone, which is subject to the same block and access standards as the PDC zone, found in section 4.131(.03). The existing block length and depth is not proposed to be changed with the land division. It is of adequate size to support the proposed mixed-use development, and maintains convenient access, circulation, control and safety of pedestrian, bicycle and motor vehicle traffic. A new driveway entrance to the proposed on-site parking lot is proposed on the western edge of the site, and a driveway exit is proposed roughly mid-block on SW Barber St. A traffic impact analysis has been performed and is included with this Land Use Application.

The length of the block in the east-west direction is ~420', and no new pedestrian crossing is proposed along Barber St, as this area is primarily industrial. An existing pedestrian crossing occurs at the intersection of SW Barber & SW Kinsman Rd, just west of the site. Also see response to section 4.135 (.04) *Block and Access Standards*, within this written narrative.

(.02) Easements:

- A. *Utility lines. Easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All of the public utility lines within and adjacent to the site shall be installed within the public right-of-way or easement; with underground services extending to the private parcel constructed in conformance to the City's Public Works Standards. All franchise utilities shall be installed within a public utility easement. All utilities shall have appropriate easements for construction and maintenance purposes.*
- B. *Water courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.*

Response: The existing and proposed easements are shown on sheets G4 – Tentative Partition Plat, and sheet A001 – Land Use Site Plan. An existing 8' wide Public Utility Easements occurs along SW Barber St at the western edge of the site via Amendment 2016-026445 2016-04-14. An existing 6' wide Public Utility Easement occurs in the middle and eastern portion of the site – this easement is proposed to be widened to 8' to conform with the Public Works Standards for Collector Streets (101.8.14 Easements, Table 1.1). The Land division is not traversed by a water course, therefore section B of this standard does not apply.

(.03) Pedestrian and bicycle pathways. An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.

- A. *Pathways shall be required to connect to culs-de-sac or to pass through unusually shaped blocks.*

B. Pathways required by this subsection shall have a minimum width of ten feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six feet.

Response: The site is located along SW Barber St, and is flanked by an existing access road for the Trimet parking lot on the west, and by an existing access road to the Bus depot and turnaround on the east. The total block size is approximately 190 ft x 420 ft. No new pedestrian or bicycle pathway is proposed through the site, as there is ample connectivity that exists on either side of the site to access the Bus Depot and Trimet lot to the north. Additionally, no new pedestrian crossing is proposed along Barber St per section 4.135 (.04).

(.04) Tree planting. Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planting is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.

Response: A tree planting plan is provided on sheet L4 – Level 1 Planting Plan, located in the Land Use Drawings. There are no proposed street trees on private property. All new street trees proposed are located within the right-of-way.

(.05) Lot Size and shape. The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.

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

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

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

Response: The proposed site is roughly 190' in the north-south direction and 420' long in the east-west direction. No new pedestrian crossing is proposed in the north-south direction through the site, as the area is primarily industrial and existing pedestrian connections exist on both the east and west sides of the site, allowing adequate access to the Bus Depot and Trimet parking lot to the north of the site. Additionally, the shallow 190' depth of the site, as well as poor soil infiltration necessitating the need for large stormwater planters, limit the amount of site area available for a new N/S pedestrian connection. The building footprint proposed is necessary to provide adequate affordable housing options and services for those in need.

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

A. A lot on the outer radius of a curved street or tract with a private drive, or facing the circular end of a cul-de-sac shall have frontage of not less than 25 feet upon a street or tract with a private drive, measured on the arc.

B. The Development Review Board may waive lot frontage requirements where in its judgment the waiver of frontage requirements will not have the effect of nullifying the intent and purpose of this regulation

or if the Board determines that another standard is appropriate because of the characteristics of the overall development.

Response: Per Section 4.116 (.10) for commercial developments, the proposed site does not have a minimum frontage requirement. However, the site has a frontage along SW Barber St of ~390', providing adequate access to the parcel.

(.07) Through lots. Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten feet, across which there shall be no access, may be required along the line of lots abutting such a traffic artery or other disadvantageous use. Through lots with planting screens shall have a minimum average depth of 100 feet. The Development Review Board may require assurance that such screened areas be maintained as specified in Section 4.176.

Response: No through-lots are proposed with the land division. Therefore, the criterion is not applicable.

(.08) Lot side lines. The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face.

Response: The proposed land division includes side lines that run at right angles to the street or access road, wherever possible. At the NW corner of the parcel, the boundary follows the edge of the existing curved sidewalk around the bus turnaround.

(.09) Large lot land divisions. In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary.

Response: The proposed Land Division is intended to create one parcel of land for the proposed multifamily development. No further subdivision of this parcel is anticipated in the future.

(.10) Building line. The Planning Director or Development Review Board may establish special building setbacks to allow for the future redivision or other development of the property or for other reasons specified in the findings supporting the decision. If special building setback lines are established for the land division, they shall be shown on the final plat.

Response: The proposed Land Division is intended to create one parcel of land that is not anticipated to have future redivisions. No special building setback lines are anticipated. See section 4.113 (.02) regarding the required and proposed building setbacks for this development.

(.11) Build-to line. The Planning Director or Development Review Board may establish special build-to lines for the development, as specified in the findings and conditions of approval for the decision. If special build-to lines are established for the land division, they shall be shown on the final plat.

Response: Understood. No special build-to lines are anticipated for the proposed development.

(.12) Land for public purposes. The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.

Response: Understood.

(.13) Corner lots. Lots on street intersections shall have a corner radius of not less than ten feet.

Response: The proposed parcel is bordered by private drives on the east and west sides of the parcel and SW Barber St to the south. Therefore, the criterion does not apply.

(Ord. No. 682, 9-9-2010)

SECTION 4.300

UNDERGROUND UTILITIES

Section 4.300. General.

(.01) *The City Council deems it reasonable and necessary in order to accomplish the orderly and desirable development of land within the corporate limits of the City, to require the underground installation of utilities in all new developments.*

(.02) *After the effective date of this Code, the approval of any development of land within the City will be upon the express condition that all new utility lines, including but not limited to those required for power, communication, street lighting, gas, cable television services and related facilities, shall be placed underground.*

(.03) *The construction of underground utilities shall be subject to the City's Public Works Standards and shall meet applicable requirements for erosion control and other environmental protection.*

Section 4.310 Exceptions.

Section 4.300 of this Code shall not apply to surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction, or to high capacity electric and communication feeder lines, or to utility transmission lines opening at 50,000 volts or more.

Section 4.320. Requirements.

(.01) *The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging any existing overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.*

Response: All utilities will be located underground. The project will provide any necessary easements to accommodate the utility services.

(.02) *The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.*

Response: All utilities will be located underground. The project will provide any necessary easements to accommodate the utility services. Surface mounted transformers are shown on sheet A-001 – Land Use Site Plan.

(.03) *Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.*

Response: All utilities will be located underground. The project will provide any necessary easements to accommodate the utility services.

SECTION 4.400

SITE DESIGN REVIEW

Section 4.400. Purpose.

4.400 (.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 therefor.*

Response: The proposed development utilizes high quality architectural & landscape design to achieve the purposes of this section. The building has a unique architectural expression, taking inspiration from modern vehicular and public transit design to create a striking piece of architecture that seeks to create a sense of place and destination in this light-industrial part of the city, centered around public transit. High-quality materials are proposed on the exterior, including standard and glazed brick, and metal panel arranged in a stylized pattern designed to invoke movement and visual interest.

4.400 (.02) *The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:*

4.400 (.02) A. *Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.*

Response: The proposed site plan features a small, efficient parking layout with an access drive aisle. Careful attention has been made to provide distinct pedestrian paths through and around the parking lot, that link pedestrians to all main entrances of the building and the adjacent sidewalks at the perimeter of the site. The exterior design of the building contributes to the presence of a high quality visual environment.

4.400 (.02) B. *Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*

Response: The proposed development offers a mix of uses, including 121 affordable housing units, commercial retail space and a transit welcome center. Being a transit-oriented development, the architectural design takes inspiration from modern vehicular and transit design, and provides a high-quality architectural landmark within this industrial area of the City.

4.400 (.02) C. *Discourage monotonous, drab, unsightly, dreary and inharmonious developments;*

Response: The architectural design of the proposed project offers a unique and exciting visual character, which draws inspiration from modern transport design and the idea of create movement within a static architectural form.

4.400 (.02) 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: Care has been taken to design the site plan and building around the three mature douglas fir trees, in order to maintain the natural beauty of the site and surrounding area. A children’s play area has been designed to make use of the natural area at the base of the trees, to further integrate these valued trees into the design and everyday functioning of the project. Much of the site has been designed as new planted areas, to further ground the architecture in the natural environment. The placement of all code-required site signage will be carefully considered to ensure that it blends in with the natural character of the development.

4.400 (.02) E. *Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;*

Response: The proposed development includes a Café/taproom, which provides a great amenity to draw people in and make this a new destination hub within the City, which did not exist before. It’s convenient access to public transit will further the ability of this project to act as a destination, thereby promoting future investment and occupancy in business, commercial and industrial purposes.

4.400 (.02) F. *Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;*

Response: The high-quality architectural design and materials, as well as the additional commercial functions of the Café/Taproom, Community Food Bank and Transit Welcome Center will improve property values and, thus, increase tax revenues while promoting future development.

4.400 (.02) 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: Adequate public facilities will be provided to serve the proposed development, including underground utilities, trash/recycling collection, and fire department access. See sheet C.300 – Utility Plan for all site utilities as well as service provider permits from TVF&R and Republic Services, provided with this application.

4.400 (.02) 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 proposed development, with the addition of 121 new dwelling units and commercial space, will provide significant surveillance opportunities to prevent crime. The open spaces throughout the site remain visually open and sight-obscuring fences and the creation of hidden spaces not easily surveilled has been avoided on this project. The exterior resident amenity and children’s play area features a fence that separates this area from the rest of the site and allows only residents entry. The fence will have visibility through it, and will help promote safety and security for residents and their children.

4.400 (.02) 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 proposed project will offer much-needed affordable housing and social services to the City of Wilsonville, while featuring high-quality architectural and landscape design. By providing future residents new affordable housing opportunities, this will promote their sense of place and community and will help foster civic pride and community spirit.

4.400 (.02) 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 proposed project will offer attractive new affordable housing opportunities for residents, fulfilling a significant demand during this current housing shortage. The project plays a key part of the City's Equitable Strategic Housing Plan and will offer new housing opportunities to those that have not had access to housing.

Section 4.421. Criteria and Application of Design Standards.

4.421 (.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.)*

4.421 (.01) 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: The Proposed development aims to mitigate it's impact on the existing landscaping and grading of the site in a number of ways. The building itself has been designed around the three large douglas fir trees being maintained, and the building slabs are designed to follow the existing grades around the site as best possible, to reduce the necessary cut and fill. The area around the trees to remain needs to be as un-disturbed as possible, including any changes to grading, as any changes could affect the health of the trees (see arborist report included with this application). A raised, permeable deck is proposed around the trees to provide recreational and social opportunities for residents, and that is tied to the existing natural features of the site. Beyond this area, additional landscaped areas are proposed throughout the site plan for stormwater treatment, landscaping screening/buffering and general visual enjoyment. See sheets A001 – Land Use Site Plan & L2 – Level 1 Materials Plan.

4.421 (.01) B. *Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.*

Response: The site is gradually sloped across it's length, so there are no steep slopes present. Although some existing trees will be removed, more trees will be planted to replace them and restore any wildlife

habitat lost. The three largest douglas fir trees are proposed to be maintained, and the building is designed to wrap around them and create a unique natural-feeling outdoor resident amenity area, along with a children's play area. These trees will provide wildlife habitat and also be a focal point for this development, as this area will be the heart of the resident gathering area and social life of the residents. *See sheets G3 – Existing Conditions / Survey & A001 – Land Use Site Plan for reference.*

4.421 (.01) 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: A modest on-site parking lot with 15 parking stalls and a one-way drive aisle is proposed with this development. The entrance driveway is off of the private access road that leads to the Trimet parking lot to the north, and the drive aisle exits onto SW Barber St. The location of these two points is being analyzed as part of the Traffic Study, which is included with this application. The parking lot design features distinct pedestrian walkways through and around it, to separate pedestrians and vehicles, and is properly screened from the sidewalk at the right-of-way along Barber by landscaping and parking lot trees. *See sheet A001 – Land Use Site Plan & L4 – Level 1 Planting Plan.*

4.421 (.01) 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: All on-site impervious areas have been designed and graded to drain into new flow-through stormwater treatment planters. This will help capture and treat any contaminated runoff through natural infiltration, instead of draining directly into the public storm drainage system. *See sheet C2.00 – Site Grading Plan.*

4.421 (.01) E. *Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.*

Response: All above-ground utilities will be screened with landscaping, to maintain a harmonious relation to neighboring properties and the remainder of the site. The building sanitary sewer connection runs to the main line along SW Barber St, and the roof areas will collect stormwater and direct it to stormwater planters located throughout the site for infiltration/treatment. *See sheet C3.00 – Utility Plan.*

4.421 (.01) 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: All exterior signs and outdoor advertising structures shall be designed in harmony with the design of the proposed building and site. A Master Sign Plan is included with this application, and sets forth standards to ensure this goal is met.

4.421 (.01) 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: No exterior storage areas or exposed machinery installations are proposed with this development. A designated vehicular loading zone is proposed at the eastern edge of the drive aisle, located between the building and the outdoor resident amenity/children's play area. The loading area is enclosed on three sides by landscape plantings, including a generous stormwater planter with small trees. The intent is to screen this area from the building and the surrounding site, while providing a functional space for residents, which is separate from the on-site drive aisle and parking lot area.

4.421 (.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: The applicant notes that Sections (a) through (g) will also apply to those elements listed here.

4.421 (.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: See responses provided for section 4.400 below.

4.421 (.04) *Conditional application. The Planning Director, Planning Commission, Development Review Board or City Council may, as a Condition of Approval for a zone change, subdivision, land partition, variance, conditional use, or other land use action, require conformance to the site development standards set forth in this Section.*

Response: The applicant notes that conditional approval may be required as part of this application.

4.421 (.05) *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. In making this determination of compliance and attaching conditions, the Board shall, however, consider the effects of this action on the availability and cost of needed housing. The provisions of this section shall not be used in such a manner that additional conditions either singularly or accumulatively have the effect of unnecessarily increasing the cost of housing or effectively excluding a needed housing type.*

Response: The applicant notes that conditions of approval may be required with this application, although they shall not be used to unnecessarily increase the cost of housing for this much-needed affordable housing development.

4.421 (.06) *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.*

Response: Exterior cladding materials & colors are illustrated on sheet A900 – Renderings & Exterior Materials.

4.421 (.06) A. *Where the conditions of approval for a development permit specify that certain paints or colors of materials be used, the use of those paints or colors shall be binding upon the applicant. No Certificate of Occupancy shall be granted until compliance with such conditions has been verified.*

Response: The applicant understands that certain colors or exterior materials must be used if included as a condition of approval with this application.

4.421 (.06) B. *Subsequent changes to the color of a structure shall not be subject to City review unless the conditions of approval under which the original colors were set included a condition requiring a subsequent review before the colors could be changed.*

Response: The applicant will be subject to the conditions of approval for this application in regards to any changes of color.

Section 4.440. Procedure.

4.440 (.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:*

4.440 (.01) 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.*

Response: See sheet A001 – Land Use Site Plan for general site layout, sheet C2.00 for site grading, and sheet C3.00 for all site utility connections. The existing and proposed PUEs, along with fire line easement, have been identified and dimensioned on sheet C3.00.

4.440 (.01) 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 four inch 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 in necessary.*

Response: A landscape planting plan is provided with this application. See sheet L4 – Level 1 Planting Plan, as well as additional information on landscape sheets L1, L2 & L3.

4.440 (.01) 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.*

Response: Architectural floor plans, exterior elevations, renderings and building sections are provided to illustrate the design of the proposed development. See sheets A001& A101 – A900.

4.440 (.01) 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.

Response: A color board/materials legend is provided on sheet A900.

4.440 (.01) E. A sign Plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.

Response: See sign plan provided on sheet A002.

4.440 (.01) F. The required application fee.

4.440 (.02) *As soon as possible after the preparation of a staff report, a public hearing shall be scheduled before the Development Review Board. In accordance with the procedures set forth in Section 4.010(2) and 4.012, the Development Review Board shall review and approve, approve with conditions, or deny the proposed architectural, site development, landscaping or sign plans of the applicant. If the Board finds that additional information or time are necessary to render a decision, the matter may be continued to a date certain. The applicant shall be immediately notified in writing of any such continuation or delay together with the scheduled date of review.*

Section 4.430. Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas.

4.430 (.01) *The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.*

4.430 (.02) *Location Standards:*

- A. *To encourage its use, the storage area for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.*
- B. *Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.*
- C. *Storage area space requirements can be satisfied with a single location or multiple locations and can combine with both interior and exterior locations.*
- D. *Exterior storage areas can be located within interior side yard or rear yard areas. Minimum setback shall be three feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.*
- E. *Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.*
- F. *Exterior storage areas can be located in a parking area if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions of Section 4.430(.03), below.*

G. *The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.*

Response: The proposed waste and recycling access and storage areas are illustrated on sheet A101 – Floor Plan – Level 1. All storage areas for trash and recycling are located within the building, and contain storage facilities for both waste and recycling, to encourage use. The storage areas consist of a small room on each upper floor (levels 2-5) for residents that contains a trash chute, as well as 2 co-mingle recycling bins. A common ground floor trash room is provided for all building users, including residents and commercial tenants. The storage areas and bin quantities have been sized according to section 4.179 as well as discussions with Republic Services. See service provider letter from Republic Services provided above in this narrative. Therefore, the criterion of A & C is met.

All storage areas will comply with Building and Fire code requirements, meeting criterion B. There are no exterior storage areas, therefore, criterion D, E & F are not applicable. The collection area is located within the drive aisle immediately adjacent to the ground floor trash room, for ease of access by the service provider.

4.430 (.03) Design Standards:

- A. *The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.*
- B. *Storage containers shall meet Uniform Fire Code standards and be made of or covered with waterproof materials or situated in a covered area.*
- C. *Exterior storage areas shall be enclosed by a sight obscuring fence, wall or hedge at least six feet in height. Gate openings for haulers shall be a minimum of ten feet wide and shall be capable of being secured in a closed or open position. In no case shall exterior storage areas be located in conflict with the vision clearance requirements of Section 4.177.*
- D. *Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.*

Response: The proposed waste and recycling access and storage areas are illustrated on sheet A101 – Floor Plan – Level 1. The applicant has also provided a service provider letter from Republic Services – see letter provided above in this narrative. The dimensions of the storage rooms & quantity/sizes of containers has been sized according to section 4.179 and has been reviewed and approved by Republic Services. Storage containers shall be designed to meet all building and fire code requirements. Therefore, criterion A & B is met. There are no exterior storage containers, therefore, criterion C is not applicable. Storage areas and containers will be clearly labeled to indicate the type of materials accepted, meeting the criterion of section D.

4.430 (.04) Access Standards:

- A. *Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day and to collect service personnel on the day and approximate time they are scheduled to provide collection service.*
- B. *Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of ten feet horizontal clearance and eight feet of vertical clearance is required if the storage area is covered.*
- C. *Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.*

Response: The proposed waste and recycling access and storage areas are illustrated on sheet A101 – Floor Plan – Level 1. Access to the storage areas will be limited to building residents & tenants only, for security. The service provider (Republic Services) will be given access to the ground floor trash room via an overhead door opener, for times of collection. The storage area is located immediately adjacent to the proposed on-site drive aisle, to provide close proximity to the area of collection. The collection vehicle will utilize the one-way drive aisle on the site for collection purposes, which will not require backing out onto a public street. Adequate turning radius is provided along the drive aisle, to enable the collection vehicle to safely exit the site in a forward motion. Therefore, criterion A, B & C is met.

SECTION 4.600

TREE PRESERVATION & PROTECTION

Section 4.600. Purpose and Declaration.

(.01) Rapid growth, the spread of development, need for water and increasing demands upon natural resources have the effect of encroaching upon, despoiling, or eliminating many of the trees, other forms of vegetation, and natural resources and processes associated therewith which, if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreational and economic assets to existing and future residents of the City of Wilsonville.

(.02) Specifically, the City Council finds that:

- A. Woodland growth protects public health through the absorption of air pollutants and contamination, through the reduction of excessive noise and mental and physical damage related to noise pollution, and through its cooling effect in the summer months, and insulating effects in winter;
- B. Woodlands provide for public safety through the prevention of erosion, siltation, and flooding; and
- C. Trees make a positive contribution to water quality and water supply by absorbing rainfall, controlling surface water run-off, and filtering and assisting in ground water recharge; and
- D. Trees and woodland growth are an essential component of the general welfare of the City of Wilsonville by producing play areas for children and natural beauty, recreation for all ages and an irreplaceable heritage for existing and future City residents.

Response: The proposal seeks a balance to providing necessary new development in the form of mixed-use affordable housing, with the preservation of the natural environment. Several trees are proposed to be maintained and featured as a key element of the exterior site design, and all other trees to be removed will be replaced on the site. Generous landscaped areas, including stormwater treatment planters, will also be provided to mitigate added impervious area proposed with this development, and treat stormwater naturally.

(.03) Therefore, the purposes of this subchapter are:

- A. To preserve Significant Resource Overlay Zone areas, recognizing that development can and will occur.
- B. To provide for the protection, preservation, proper maintenance and use of trees and woodlands in order to protect natural habitat and prevent erosion.
- C. To protect trees and other wooded areas for their economic contribution to local property values when preserved, and for their natural beauty and ecological or historical significance.
- D. To protect water quality, control surface water run-off, and protect ground water recharge.
- E. To reflect the public concern for these natural resources in the interest of health, safety and general welfare of Wilsonville residents.
- F. To encourage replanting where trees are removed.

Response: See response to section 4.600(.02) above.

Section 4.600.20. Applicability of Subchapter.

(.01) The provisions of this subchapter apply to the United States and the State of Oregon, and to their agencies and subdivisions, including the City of Wilsonville, and to the employees and agents thereof.

(.02) By this subchapter, the City of Wilsonville regulates forest practices on all lands located within its urban growth boundary, as provided by ORS 527.722.

(.03) The provisions of this subchapter apply to all land within the City limits, including property designated as a Significant Resource Overlay Zone or other areas or trees designated as protected by the Comprehensive Plan,

City zoning map, or any other law or ordinance; except that any tree activities in the Willamette River Greenway that are regulated by the provisions of WC 4.500 - 4.514 and requiring a conditional use permit shall be reviewed by the DRB under the application and review procedures set forth for Tree Removal Permits.

Response: This section applies to the development, as it is within the Wilsonville City limits, although the proposed site is not part of the SROZ or the Willamette River Greenway.

Section 4.600.30. Tree Removal Permit Required.

(.01) Requirement Established. No person shall remove any tree without first obtaining a Tree Removal Permit (TRP) as required by this subchapter.

Response: A Type C Tree Removal Permit is included with this application.

(.02) Tree Removal Permits will be reviewed according to the standards provided for in this subchapter, in addition to all other applicable requirements of Chapter 4.

(.03) Although tree activities in the Willamette River Greenway are governed by WC 4.500—4.514, the application materials required to apply for a conditional use shall be the same as those required for a Type B or C permit under this subchapter, along with any additional materials that may be required by the Planning Department. An application for a Tree Removal Permit under this section shall be reviewed by the Development Review Board.

Response: The proposal is not within the Willamette River Greenway. Therefore this criterion is not applicable.

Section 4.600.40. Exceptions.

(.01) Exception from requirement. Notwithstanding the requirement of WC 4.600.30(1), the following activities are allowed without a Tree Removal Permit, unless otherwise prohibited:

Response: No exceptions are being utilized for the proposed development. Therefore, this criterion is not applicable.

Section 4.600.50. Application for Tree Removal Permit.

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

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

(.02) Time of Application. Application for a Tree Removal Permit shall be made before removing or transplanting trees, except in emergency situations as provided in WC 4.600.40 (1)(B) above. Where the site is proposed for development necessitating site plan or plat review, application for a Tree Removal Permit shall be made as part of the site development application as specified in this subchapter.

(.03) Fees. A person applying for a Tree Removal Permit shall pay a non-refundable application fee; as established by resolution of the City Council.

A. By submission of an application, the applicant shall be deemed to have authorized City representatives to have access to applicant's property as may be needed to verify the information provided, to observe site conditions, and if a permit is granted, to verify that terms and conditions of the permit are followed.

Response: A Type C Tree Removal Permit is requested with this application.

Section 4.610.00. Application Review Procedure.

(.01) The permit applicant shall provide complete information as required by this subchapter in order for the City to review the application.

(.02) Departmental Review. All applications for Tree Removal Permits must be deemed complete by the City Planning Department before being accepted for review. When all required information has been supplied, the Planning Department will verify whether the application is complete. Upon request of either the applicant or the City, the City may conduct a field inspection or review meeting. City departments involved in the review shall submit their report and recommendations to the Planning Director who shall forward them to the appropriate reviewing authority.

(.03) Reviewing Authority.

A. Type A or B. Where site plan review or plat approval by the Development Review Board is not required by City ordinance, the grant or denial of the Tree Removal Permit application shall be the responsibility of the Planning Director. The Planning Director has the authority to refer a Type B permit application to the DRB under the Class II administrative review procedures of this Chapter. The decision to grant or deny a permit shall be governed by the applicable review standards enumerated in WC 4.610.10.

B. Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council. For site development applications subject to a Class II administrative review process in the Coffee Creek Industrial Design Overlay District, the Planning Director shall be responsible for the granting or denial of the Tree Removal Permit application.

C. Type D. Type D permit applications shall be subject to the standards and procedures of Class I administrative review and shall be reviewed for compliance with the Oregon Forest Practice Rules and Statutes. The Planning Director shall make the decision to grant or deny an application for a Type D permit.

D. Review period for complete applications. Type A permit applications shall be reviewed within ten working days. Type B permit applications shall be reviewed by the Planning Director within 30 calendar days, except that the DRB shall review any referred application within 60 calendar days. Type C permit applications shall be reviewed within the time frame established by this Chapter. Type D permit applications shall be reviewed within 15 calendar days.

(.04) Notice. Before the granting of a Type C Tree Removal Permit, notice of the application shall be sent by regular mail to all owners within 250 feet of the property where the trees are located as provided for in WC 4.010. The notice shall indicate where the application may be inspected and when a public hearing on the application will be held.

(.05) Denial of Tree Removal Permit. Whenever an application for a Tree Removal Permit is denied, the permit applicant shall be notified, in writing, of the reasons for denial.

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

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

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

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

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

Response: A Type C Tree Removal Permit is requested with this application.

Section 4.610.10. Standards for Tree Removal, Relocation or Replacement.

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

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

Response: The proposed site is not part of the SROZ. Therefore, this section is not applicable.

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

Response: The applicant takes great concern with tree preservation on this site, and has designed the project to maintain three mature douglas fir trees, and integrate them into the proposed outdoor landscaping and seating area as a prominent design feature.

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

Response: Careful consideration of the building footprint and on-site parking lot has been made in regards to the proposed development. Given the relatively small site and the desired level of affordable housing with this development, the proposed layout maximizes the functionality and preservation of open space and existing trees.

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

Response: The proposed development will limit land clearing to areas that are necessary for the construction of this project.

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

Response: The proposed development includes a mixed-use affordable housing building. Ground floor units are screened from adjacent streets/rights-of-way by landscape shrubs, and there are perimeter

trees proposed that will screen the rest of the building from adjacent areas, thereby blending in with the natural landscape surroundings. See sheet L4 – Level 1 Planting Plan for landscape plantings.

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

Response: The proposed development will comply with all applicable statutes and ordinances.

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

Response: The proposed development will comply with sections 4.620.00 & 4.620.10 – see responses to those section within this narrative.

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

1. **Necessary For Construction.** Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement, and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to existing or proposed buildings or structures, or creates unsafe vision clearance.
2. **Disease, Damage, or Nuisance, or Hazard.** Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 et seq., or creates unsafe vision clearance as defined in this Code.
 - (a) **As a condition of approval of Stage II development, filbert trees must be removed if they are no longer commercially grown or maintained.**
3. **Interference.** Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.
4. **Other.** Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.

Response: The proposed site plan design locates the building primarily along the northern and eastern edges of the site, to preserve the large douglas fir trees near the center. Many of the other existing trees will need to be removed to accommodate other on-site improvements including the small parking lot, pedestrian walkways and exterior resident amenity areas. However, all trees being removed will be replaced with new trees throughout the site in order to maintain the same or greater level of tree coverage on this site.

4.610.10 (.01) I. Additional Standards for Type C Permits.

1. **Tree survey.** For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as

required by WC 4.610.40, and provide a Tree Maintenance and Protection plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.

2. *Platted Subdivisions. The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval.*
3. *Utilities. The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.*

Response: A Tree Maintenance & Protection Plan is provided within the Arborist's analysis & report, performed by Teragan & Associates dated 7/25/2023 and included with this application.

4.610.10 (.01) J. *Exemption. Type D permit applications shall be exempt from review under standards D, E, H and I of this subsection.*

Response: The applicant requests a Type C Tree permit. Therefore, this criterion is not applicable.

Section 4.610.40. Type C Permit.

4.610.40 (.01) *Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process. The DRB shall review all Type C permits, with the exception of Class II development review applications located within the Coffee Creek Industrial Design Overlay District, where the Planning Director shall have review authority. Any plan changes made that affect trees after Stage II review of a development application shall be subject to review by the original approval authority. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.*

4.610.40 (.02) *The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:*

- A. *A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:*
 1. *Property Dimensions. The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.*
 2. *Tree survey. The survey must include:*
 - a. *An accurate drawing of the site based on accurate survey techniques at a minimum scale of one inch equals 100 feet and which provides a) the location of all trees having six inches or greater d.b.h. likely to be impacted, b) the spread of canopy of those trees, (c) the common and botanical*

name of those trees, and d) the approximate location and name of any other trees on the property.

- b. A description of the health and condition of all trees likely to be impacted on the site property. In addition, for trees in a present or proposed public street or road right-of-way that are described as unhealthy, the description shall include recommended actions to restore such trees to full health. Trees proposed to remain, to be transplanted or to be removed shall be so designated. All trees to remain on the site are to be designated with metal tags that are to remain in place throughout the development. Those tags shall be numbered, with the numbers keyed to the tree survey map that is provided with the application.
- c. Where a stand of 20 or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line. Only those trees on the perimeter of the stand shall be tagged, as provided in "b," above.
- d. All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.

Response: A Tree Maintenance & Protection Plan is provided within the Arborist's analysis & report, performed by Teragan & Associates dated 7/25/2023 and included with this application.

- 3. *Tree Protection. A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected before work starts. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers."*

Response: A Tree Maintenance & Protection Plan is provided within the Arborist's analysis & report, performed by Teragan & Associates dated 7/25/2023 and included with this application. This packet includes a tree survey, tree removal plan, and tree protection plan for the 3 large doug fir trees to remain. Therefore, criterion 1, 2 & 3 is met.

- 4. *Easements and Setbacks. Location and dimension of existing and proposed easements, as well as all setbacks required by existing zoning requirements.*

Response: The proposed project will comply with this. See sheet A001 – Land Use Site Plan for all required building setbacks and easements.

- 5. *Grade Changes. Designation of grade changes proposed for the property that may impact trees.*

Response: The proposed grading is shown on sheet C2.00 – Site Grading Plan. Care has been taken to minimize grading changes around the three trees being retained, as recommended in the Arborist Report.

- 6. *Cost of Replacement. A cost estimate for the proposed tree replacement program with a detailed explanation including the number, size and species.*

Response: All required replacement trees are being provided. See response to section 4.620.00 (.06) below.

7. *Tree Identification.* A statement that all trees being retained will be identified by numbered metal tags, as specified in subsection "A," above in addition to clear identification on construction documents.

Response: All trees being retained will be identified by numbered metal tags, and are shown on the land use site plan and landscape tree inventory plan – see sheets A001 & L1.

Section 4.620.00. Tree Relocation, Mitigation, or Replacement.

4.620.00 (.01) *Requirement Established.* A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six inches or greater d.b.h. within one year of removal.

Response: There are 24 trees to be removed that are 6" d.b.h. or greater. Therefore, 24 replacement trees will be required. This development proposes the planting of 36 trees on the site to meet the perimeter tree requirement.

4.620.00 (.02) *Basis For Determining Replacement.* The permit grantee shall replace removed trees on a basis of one tree replanted for each tree removed. All replacement trees must measure two inches or more in diameter. Alternatively, the Planning Director or Development Review Board may require the permit grantee to replace removed trees on a per caliper inch basis, based on a finding that the large size of the trees being removed justifies an increase in the replacement trees required. Except, however, that the Planning Director or Development Review Board may allow the use of replacement Oregon white oaks and other uniquely valuable trees with a smaller diameter.

Response: Replacement trees will be provided on a 1:1 basis. See response to section 4.620(.01) above.

4.620.00 (.03) *Replacement Tree Requirements.* A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.

- A. *Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better.*
- B. *Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two years after the planting date.*
- C. *A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.*
- D. *Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.*

Response: See sheet L4 – Level 1 Planting Plan for proposed tree locations and type.

4.620.00 (.04) *All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade.*

Response: The proposed trees will meet this requirement.

4.620.00 (.05) *Replacement Tree Location.*

- A. *City Review Required.* The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and

desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed.

- B. Relocation or Replacement Off-Site. When it is not feasible or desirable to relocate or replace trees on-site, relocation or replacement may be made at another location approved by the City.*

Response: All replacement trees are proposed on-site, to preserve shading and natural amenities for the residents of this development. See sheet L4 – Level 1 Planting Plan for proposed locations.

4.620.00 (.06) *City Tree Fund. Where it is not feasible to relocate or replace trees on site or at another approved location in the City, the Tree Removal Permit grantee shall pay into the City Tree Fund, which fund is hereby created, an amount of money approximately the value as defined by this subchapter, of the replacement trees that would otherwise be required by this subchapter. The City shall use the City Tree Fund for the purpose of producing, maintaining and preserving wooded areas and heritage trees, and for planting trees within the City.*

- A. The City Tree Fund shall be used to offer trees at low cost on a first-come, first-serve basis to any Type A Permit grantee who requests a tree and registers with the City Tree Fund.*
- B. In addition, and as funds allow, the City Tree Fund shall provide educational materials to assist with tree planting, mitigation, and relocation.*

Response: All required replacement trees are being provided. Therefore, payment into the City Tree Fund will not be required.

4.620.00 (.07) *Exception. Tree replacement may not be required for applicants in circumstances where the Director determines that there is good cause to not so require. Good cause shall be based on a consideration of preservation of natural resources, including preservation of mature trees and diversity of ages of trees. Other criteria shall include consideration of terrain, difficulty of replacement and impact on adjacent property.*

Response: The applicant is providing the required replacement trees and does not require an exception.

Section 4.620.10. Tree Protection During Construction.

4.620.10 (.01) *Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:*

- A. All trees required to be protected must be clearly labeled as such.*
- B. Placing Construction Materials Near Tree. No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.*
- C. Attachments to Trees During Construction. Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.*
- D. Protective Barrier. Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of*

markers do not constitute "barriers." The most appropriate and protective barrier shall be utilized. Barriers are required for all trees designated to remain, except in the following cases:

1. *Rights-of-Way and Easements.* Street right-of-way and utility easements may be cordoned by placing stakes a minimum of 50 feet apart and tying ribbon, plastic tape, rope, etc., from stake to stake along the outside perimeters of areas to be cleared.
2. *Any property area separate from the construction or land clearing area onto which no equipment will venture may also be cordoned off as described in paragraph (D) of this subsection, or by other reasonable means as approved by the reviewing authority.*

Response: The proposed development will comply with this section as well as the Arborist's report, also provided with this application.

Section 4.620.20. Maintenance and Protection Standards.

4.620.20 (.01) *The following standards apply to all activities affecting trees, including, but not limited to, tree protection as required by a condition of approval on a site development application brought under this Chapter or as required by an approved Tree Maintenance and Protection Plan.*

- A. *Pruning activities shall be guided by the most recent version of the ANSI 300 Standards for Tree, Shrub, and Other Woody Plant Maintenance. Information on these standards shall be available upon request from the Planning Department.*
- B. *Topping is prohibited.*
 1. *Exception from this section may be granted under a Tree Removal Permit if necessary for utility work or public safety.*

Response: The proposal will comply with this section, as it relates to the protection of the existing trees to maintain.

Anticipated Waivers:

Waiver 1: Section 4.135 (.06)C – Front Yard Setback within PDI Zone

This section requires a 30 foot front yard setback for any development within the PDI Zone. The applicant requests that a reduced front yard setback of 11'-5" be allowed at the ground floor, and a 5'-6" min. setback at the upper floors of the building.

Per **4.135 (.02)**, the PDI Zone shall be governed by Section **4.140, Planned Development Regulations**. The Purpose of these regulations is listed below:

4.140 (.01) Purpose:

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

Additionally, this project is subject to Site Design Review, which has further goals listed below:

Section 4.400. Purpose.

4.400 (.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 therefor.

4.400 (.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

4.400 (.02) 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.

4.400 (.02) B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;

4.400 (.02) C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;

4.400 (.02) 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;

4.400 (.02) 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;

4.400 (.02) F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

4.400 (.02) 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.

4.400 (.02) 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;

4.400 (.02) 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;

4.400 (.02) 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.

The purpose of section 4.140 (.01)(B)(4) allows flexibility of design and placement of buildings. The purpose of section 4.400 (.02)(B) also promotes originality, flexibility and innovation in site planning and development. The setback standards of the PDI zones are written for primarily industrial-uses as a way to buffer those uses from the street. While mixed-use residential is allowed on this site, per Senate Bill 8, the applicant feels strongly that reduced setbacks should be allowed to minimize areas of potential safety concerns around the perimeter of the building, in addition to providing a slightly more urban character of the development as a whole (particularly the commercial tenant frontages), which is typical of Transit-Oriented Developments. Additionally, high quality, durable materials are proposed at the ground floor to minimize the potential for damage and preserve the visual and architectural qualities of the proposed development.

The southeast corner of the building sits within the required 30 foot setback due to the prominence of this corner of the site and building, in relation to the surrounding area. The intent of the architectural and site design is to provide emphasis to this corner and make it a prominent landmark and public destination for residents throughout the City. It does this by placing the Café/Taproom close to the corner, along with a small plaza area for café seating, bike parking and a few trees. Locating the most active use at this corner will promote a sense of place and destination, and offers a slightly more urban character of the Barber street frontage, in contrast to a more suburban development which would have minimal mixed-use functions and greater setbacks from the street.

The applicant feels that the reduced setbacks will provide a high-quality architectural and urban character that meets the goals of the project and the City's Comprehensive Plan, while also meeting the purposes of the Planned Development Regulations and the Site Design Review.

Waiver 2: Section 4.135 (.06)D – Rear & Side Yard Setback within PDI Zone

This section requires a 30 foot rear and side yard setback for any development within the PDI Zone. The applicant requests that a reduced rear and side yard setback be allowed at the west, north and east frontages of the property per below:

West frontage: The applicant requests a reduced side yard setback of 5'-1" min. at ground floor, and a 0' min. setback at the upper floors of the building.

North frontage: The applicant requests a reduced rear yard setback of 8'-10" min. at ground floor, and a 11'-0" min. setback at the upper floors of the building.

East frontage: The applicant requests a reduced side yard setback of 5'-5" min. at ground floor, and a 10'-6" min. setback at the upper floors of the building.

Per **4.135 (.02)**, the PDI Zone shall be governed by Section **4.140, Planned Development Regulations**. The Purpose of these regulations is listed below:

4.140 (.01) Purpose:

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

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

Additionally, this project is subject to Site Design Review, which has further goals listed below:

Section 4.400. Purpose.

4.400 (.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 therefor.*

4.400 (.02) *The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:*

4.400 (.02) 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.*

4.400 (.02) B. *Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*

4.400 (.02) C. *Discourage monotonous, drab, unsightly, dreary and inharmonious developments;*

4.400 (.02) 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;*

4.400 (.02) 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;*

4.400 (.02) F. *Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;*

4.400 (.02) 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.*

4.400 (.02) 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;*

4.400 (.02) 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;*

4.400 (.02) 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.*

The purpose of section 4.140 (.01)(B)(4) allows flexibility of design and placement of buildings. The purpose of section 4.400 (.02)(B) also promotes originality, flexibility and innovation in site planning and development. The setback standards of the PDI zones are written for primarily industrial-uses as a way to buffer those uses from the street. While mixed-use residential is allowed on this site, per Senate Bill 8, the applicant feels strongly that reduced setbacks should be allowed to minimize areas of potential safety concerns around the perimeter of the building, in addition to providing a slightly more urban character of the development as a whole (particularly the commercial tenant frontages), which is typical of Transit-Oriented Developments. Additionally, high quality, durable materials are proposed at the ground floor to minimize the potential for damage and preserve the visual and architectural qualities of the proposed development.

The west, north and eastern frontages of the building sit within the required 30 foot rear and side yard setback. The western frontage consists of commercial space, while the northern frontage is primarily ground floor residential units, with a commercial space at the eastern edge. The eastern frontage consists of commercial spaces at each end of the building and active resident amenity spaces including a bike parking room and fitness room.

By design, the commercial spaces are located at key corners of the building, to provide visual emphasis and a slightly more urban character, as these are located along the bus depot and turnaround. The architectural treatment at these areas features higher levels of glazing, promoting good visibility into and out of the tenant spaces. Locating these spaces closer to the property line is better from a retail perspective, as it assists with visibility and awareness, and promotes the long-term viability of these spaces from a tenant perspective. It also helps to make these areas appear more active and promote surveillance.

At the ground floor residential units along the north façade, careful attention has been given to properly screen these units from the sidewalk, via several layers of landscaping and a short 18" tall concrete wall in front of each unit. The windows are also recessed from the main façade to further provide a defensible space for residents.

The applicant feels that the reduced setbacks will provide a high-quality architectural and urban character that meets the goals of the project and the City's Comprehensive Plan, while also meeting the purposes of the Planned Development Regulations and the Site Design Review.

Appendix A: Site Lighting Cutsheets

FIXTURE L1

Project	Sunrise East	Catalog #		Type	
Prepared by		Notes		Date	



Lumark Prevail LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Product Certifications



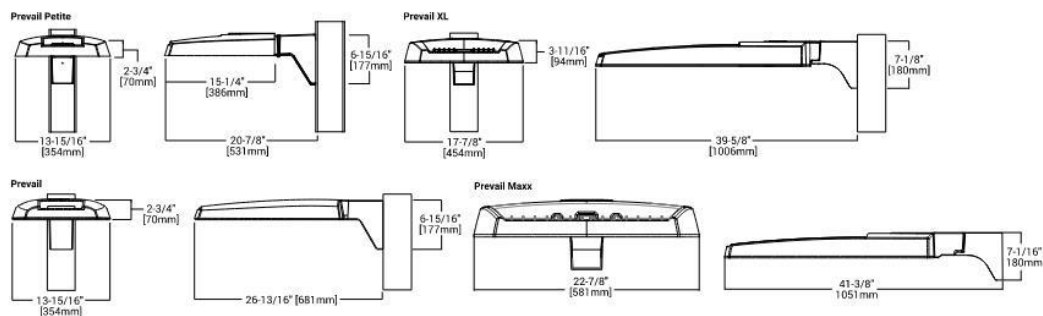
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinX

Dimensional Details



NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.



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FIXTURE L1

Lumark

Prevail LED

Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family 1,2	Light Engine 4	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite BAA-PRV-P=Prevail Petite BAA Compliant 3 TAA-PRV-P=Prevail Petite TAA Compliant 3	C10=(1 LED) 4,900 Nominal Lumens C15=(1 LED) 6,900 Nominal Lumens C20=(1 LED) 9,800 Nominal Lumens C25=(1 LED) 11,800 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) H=High Voltage, 347-480V 8=347V 9=480V DV=DuraVolt (277-480V) 1,4	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=QM Standard Versatile Arm MA=QM Mast Arm FMA= Fixed Mast Arm 18 WM=QM Wall Mount Arm ADJA-WM=Adjustable Arm-Wall Mount 26 ADJA=Adjustable Arm-Pole Mount 26 ADJS=Adjustable Arm-Slipfitter, 3" vertical tenon 26 SPZ=Adjustable Arm-Slipfitter, 2 3/8" vertical tenon 26	BZ=Bronze AP=Grey BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
PRV=Prevail BAA-PRV=Prevail BAA Compliant 3 TAA-PRV=Prevail TAA Compliant 3	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens					
PRV-XL=Prevail XL BAA-PRV-XL=Prevail XL BAA Compliant 3 TAA-PRV-XL=Prevail XL TAA Compliant 3	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens					
PRV-M=Prevail Maxx BAA-PRV-M=Prevail Maxx BAA Compliant 3 TAA-PRV-M=Prevail MaxxTAA Compliant 3	C200=(9 LED) 48,000 Nominal Lumens C225=(9 LED) 56,000 Nominal Lumens C250=(9 LED) 65,000 Nominal Lumens C275=(9 LED) 73,000 Nominal Lumens					
Options (Add as Suffix)			Accessories (Order Separately) 20,21			
<p>7030=70 CRI / 3000K CCT 7 7050=70 CRI / 5000K CCT 7 CC=Coastal Construction finish 28 HSS=House Side Shield 8 L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right 10K=10kV/10KA UL 1449 Fused Surge Protective Device 20MSP=20kV MOV Surge Protective Device 20K=20kV UL 1449 Fused Surge Protective Device HA=50°C High Ambient Temperature 9 PR=NEMA 3-PIN Twistlock Photocontrol Receptacle 11 PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle 11 MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height 15, 16, 17, 24 MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height 15, 16, 17, 24 MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting Height 15, 16, 17</p> <p>SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height 15, 16, 17, 24 SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height 15, 16, 17, 24 SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height 15, 16, 17, 24 ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle 12 ZD=DALI-enabled 4-PIN Twistlock Receptacle 12 ZW-SWP4XX=Wavelinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting 15, 16, 17, 24 ZW-SWP5XX=Wavelinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting 15, 16, 17 ZD-SWP4XX= Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting 15, 16, 17, 24 ZD-SWP5XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting 15, 16, 17</p> <p>(See Table Below)=LumenSafe Integrated Network Security Camera 14, 15</p>			<p>PRVSA-XX=Standard Arm Mounting Kit 22 PRVMA-XX=Mast Arm Mounting Kit 22 PRVWM-XX=Wall Mount Kit 22 PRVADJA-XX=Adjustable Arm - Pole Mount Kit 22 PRVADJS-XX=Adjustable Arm - Slipfitter Kit 22 PRVADJA-WM-XX=Adjustable Arm - Wall Mount Kit 22 PRVXLMA-XX=Standard Arm Mounting Kit 29 PRVXLMA-XX=Mast Arm Mounting Kit 29 PRVXLWM-XX=Wall Mount Kit 29 PRVXLADJA-XX=Adjustable Arm - Pole Mount Kit 29 PRVXLADJS-XX=Adjustable Arm - Slipfitter Kit 29 PRVXLADJA-WM-XX=Adjustable Arm - Wall Mount Kit 29 PRVXLADJA-XX=Adjustable Arm - Pole Mount Kit 29 PRVXLADJS-XX=Adjustable Arm - Slipfitter Kit 29 PRVXLADJA-WM-XX=Adjustable Arm - Wall Mount Kit 29 MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon</p> <p>MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238=Tenon Adapter from 2-3/8" to 3" PRVLCOB-FDV=Full Drop Visor 23 PRVXLCOB-FDV=Full Drop Visor 18 VGS-F/B= Vertical Glare Shield Kit, Front/Back 24 VGS-SIDE=Vertical Glare Shield Kit, Side 24 OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V FSIR-100=Wireless Configuration Tool for Occupancy Sensor 25 WOLC-7P-10A=Wavelinx Outdoor Control Module (7-Pin) 27 SWP04-XX=Wavelinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting 15, 16, 17, 24 SWP05-XX=Wavelinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting 15, 16, 17, 24</p>			
<p>NOTES:</p> <ol style="list-style-type: none"> DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IBS00002EN and pole white paper WPS13001EN for additional support information. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to www.designlights.org for more information. Components shipped separately may be separately analyzed under domestic preference requirements. Standard 4000K CCT and 70CRI. 480V not to be used with ungrounded or impedance grounded systems. DuraVolt drivers feature added protection from power quality issues such as less of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. Use dedicated IES files on product website for non-standard CCTs. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. Control system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option. Utilizes the Watstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. Utilizes the Watstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. Sensor passive infrared (PIR) may be overly sensitive when operating below 20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPDE-120 in appropriate quantities. Only compatible with Wavelinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. Replace XX with sensor color (WH, BZ, or BK). Only available in PRV-XL configurations C75, C100, C125, C150, or C175. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information. Replace XX with paint color. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. Not for use with PRV-XL or PRV-M configurations. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9). This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. Requires 4 PIN twistlock receptacle (ZD or ZW) option. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages. Only for use with PRV-M configurations. Only for use with PRV-XL configurations. Adjustable Arms QM for PRV-P, PRV, PRV-XL, Fixed for PRV-M. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 						

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul		
L=LumenSafe Technology	H=Dome Camera, High Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card	V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card	E=Ethernet Networking

Stock Ordering Information

Product Family 1	Light Engine	Voltage	Distribution
PRVS=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V) 347=347V 1	T3=Type III T4=Type IV
PRVS-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens		
<p>NOTES:</p> <ol style="list-style-type: none"> All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. Only available in PRVS configurations C15, C25, C40 or C60. 			



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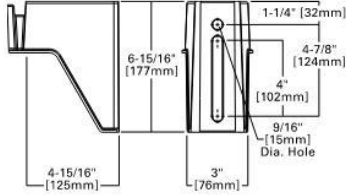
FIXTURE L1

Lumark

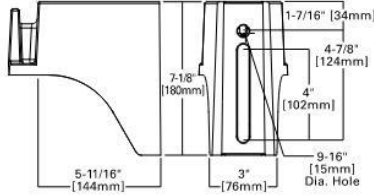
Prevail LED

Mounting Details

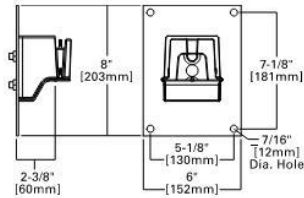
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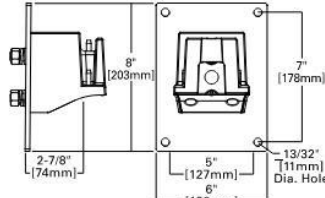
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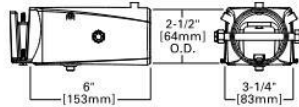
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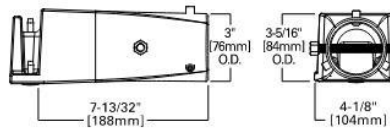
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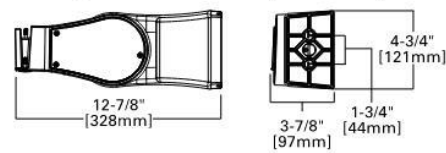
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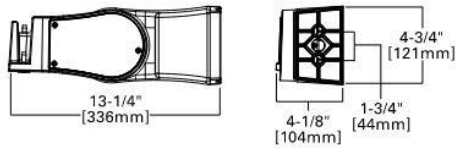
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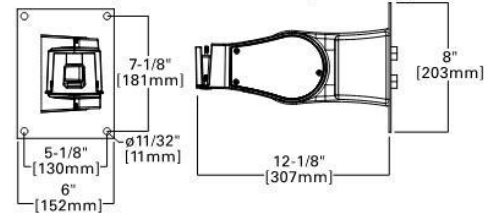
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



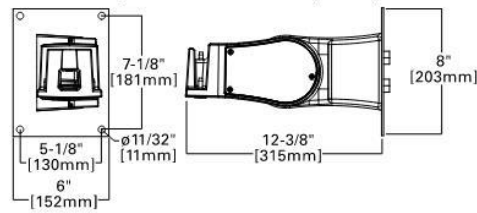
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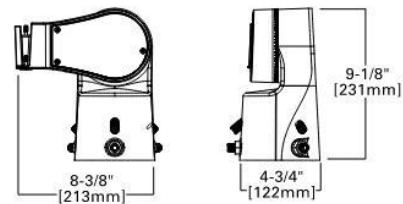
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



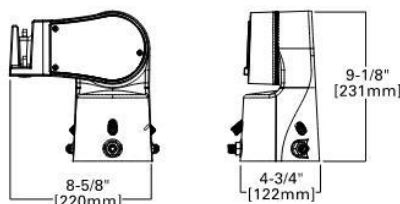
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)



ADJS=Adjustable Slipfitter 3 (PRV-XL)



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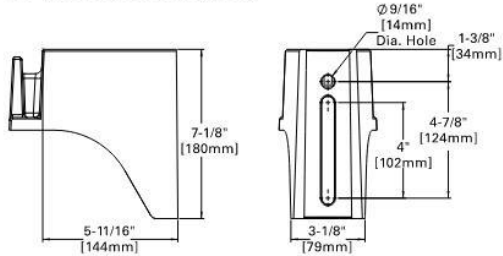
FIXTURE L1

Lumark

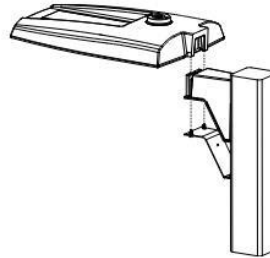
Prevail LED

Mounting Details

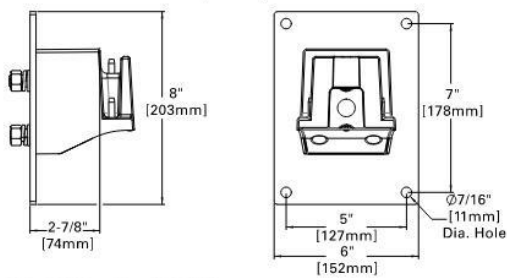
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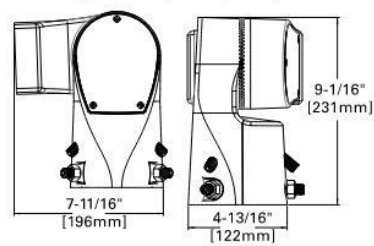
Versatile Mount System



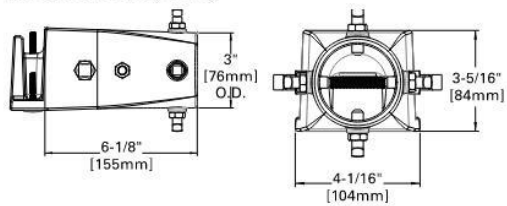
WM=QM Wall Mount Arm (PRV-M)



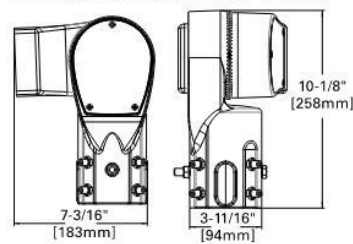
ADJS=Adjustable Slipfitter (PRV-M)



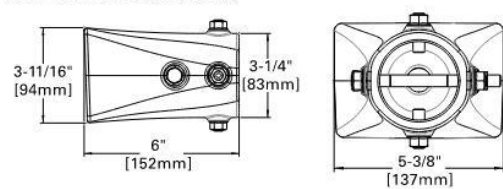
MA=QM Mast Arm (PRV-M)



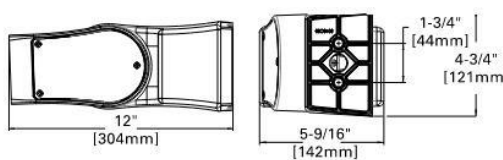
SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



FMA=Fixed Mast Arm (PRV-M)



DM=Direct Pole Mount Arm (PRV-M)



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FIXTURE L1

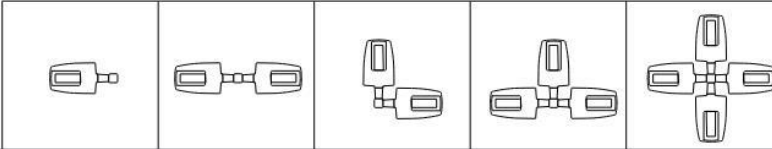
Lumark

Prevail LED

Mounting Details

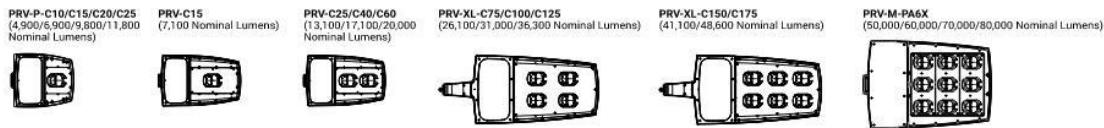
Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

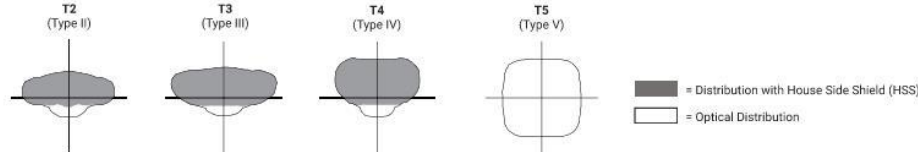


Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations



Optical Distributions



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal



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FIXTURE L1

Lumark

Prevail LED

Energy and Performance Data

[View PRV-P IES files](#)

[View PRV IES files](#)

[View PRV-XL IES files](#)

Power and Lumens

Product Family	Prevail Petite				Prevail				Prevail XL				Prevail Maxx					
	Light Engine	C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175	C200	C225	C250	C275
Power (Watts)	35	49	73	94	52	96	131	153	176	217	264	285	346	346	418	487	588	
Input Current @ 120V (A)	0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90	
Input Current @ 277V (A)	0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06	
Input Current @ 347V (A)	0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70	
Input Current @ 480V (A)	0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21	
Distribution¹																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens ¹	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens ¹	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens ¹	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,530	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens ¹	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:
¹ For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000
Prevail Maxx at 25°C	91.40%	> 204,000
Prevail Maxx at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



FIXTURE L1

Lumark

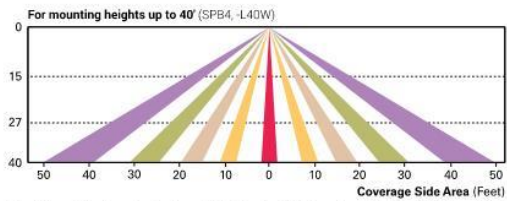
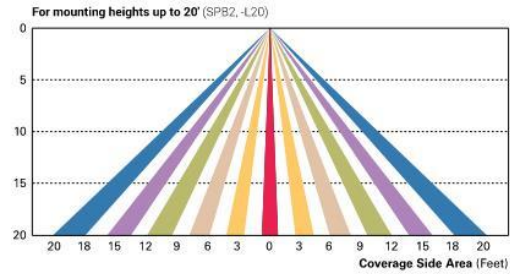
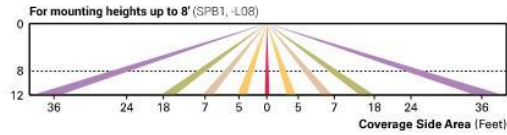
Prevail LED

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PER27) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR and PER7 receptacles.

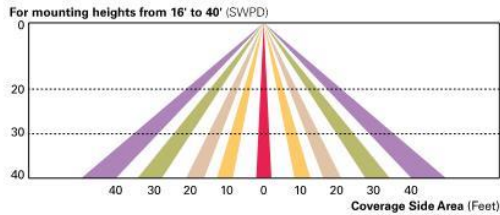
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



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Specifications and dimensions
subject to change without notice.

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FIXTURE L3

Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO

SMD6 Series

6" Round and Square Surface Mount
Downlight
SMD6R & SMD6S

Typical Applications
Residential

Interactive Menu

- Order Information page 2
- Product Specifications page 5
- Photometric Data page 6
- Energy Data page 5
- Product Warranty

Product Certification



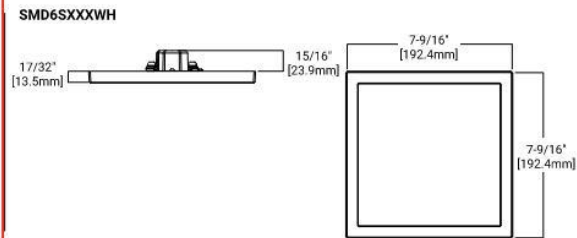
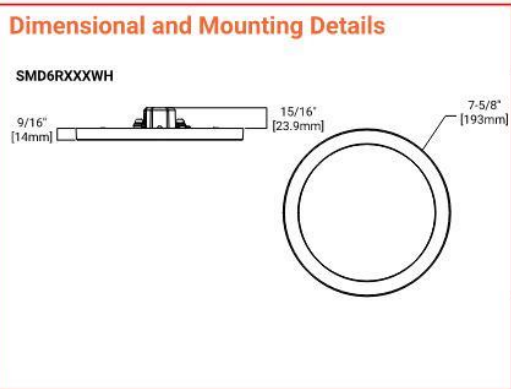
Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JAB.

Product Features



Top Product Features

- Ultra-low profile surface luminaire with wide distribution
- Ceiling or wall mounting in compatible junction boxes
- 600 & 1200 lumen; 2700K, 3000K, 3500K, 4000K or 5000K CCT; 90 CRI
- 120V only and Universal Voltage 120V – 277V options
- Dimmable with 120V dimmers



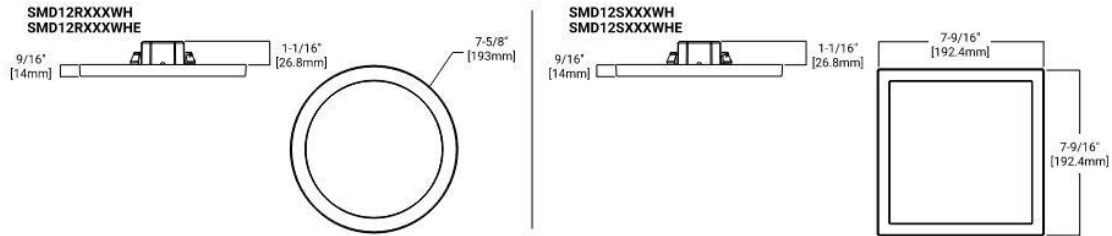
additional product diagrams

FIXTURE L3

HALO

SMD6 Series

Dimensional and Mounting Details Continued



Ordering Information

SAMPLE NUMBER: **SMD6R6930WH** = 6" Round Surface Mount Downlight, 90CRI, 3000K
 Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.
 Recessed Installation: Order Halo recessed housing separately to complete installation.

Models	Lumens	CRI/CCT	Finish	Voltage
SMD6R = 6" Round Surface Mount Downlight SMD6S = 6" Square Surface Mount Downlight	6 = 600 lumen series (120V only) 12 = 1200 lumen series	927 = 90 CRI, 2700K 930 = 90 CRI, 3000K 935 = 90 CRI, 3500K 940 = 90 CRI, 4000K 950 = 90 CRI, 5000K	WH = Matte White	Blank = 120V standard E = UNV Universal 120-277V*

Accessories

Accessories	
<p>Designer Trims SMD6RTRMSN = 6" Round SMD Satin Nickel SMD6RTRMTBZ = 6" Round SMD Tuscan Bronze SMD6RTRMWH = 6" Round SMD White (paintable)</p> <p>SMD6STRMSN = 6" Square SMD Satin Nickel SMD6STRMTBZ = 6" Square SMD Tuscan Bronze SMD6STRMWH = 6" Square SMD White (paintable)</p> <p>T24HWKIT = Title 24 Cable harness kit used to convert incandescent and low voltage housings to LED HE26LED = E26 Screw base adapter for retrofit (included)</p>	<p>T24HWKIT</p> <p>HE26LED E26 Screw base adapter for retrofit (included)</p>

* UNV voltage configuration is offered only in the 1200 lumen series

FIXTURE L3

HALO

SMD6 Series

Housing Compatibility

The SMD6 is UL Certified in Halo recessed housings and for use with **any** 5 or 6 inch diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 107.9 in3 in addition to those noted below. **Note:** Some other's housings require installation with included friction clips.

Housings	Housings
Compatible Halo LED Housings with LED luminaire connector (high-efficacy compliant)	Compatible Halo Incandescent E26 Screwbase Housings
<p>Halo LED 5-inch H550ICAT = 5' LED, Insulated Ceiling, Air-Tite, New Construction Housing H550RICAT = 5' LED, Insulated Ceiling, Air-Tite, Remodel Housing E550ICAT = 5' LED, Insulated Ceiling, Air-Tite, New Construction Housing E550RICAT = 5' LED, Insulated Ceiling, Air-Tite, Remodel Housing</p> <p>Halo LED 6-inch H750ICAT = 6' LED, Insulated Ceiling, Air-Tite, New Construction Housing H750RICAT = 6' LED, Insulated Ceiling, Air-Tite, Remodel Housing H750T = 6' LED, Non-IC, Air-Tite, New Construction Housing H750TCP = 6' LED, Non-IC, New Construction/Remodel Chicago Plenum Housing H2750ICAT = 6' LED, Shallow, Insulated Ceiling, Air-Tite, New Construction (use with 691X, 694X, 696X trims only) H2750RICAT = 6' LED, Shallow, Insulated Ceiling, Air-Tite, Remodel (use with 691X, 694X, 696X trims only) E750ICAT = 6' LED, Insulated Ceiling, Air-Tite, New Construction Housing E750RICAT = 6' LED, Insulated Ceiling, Air-Tite, Remodel Housing</p> <p>Halo LED retrofit ML7E26RFX = 6' Retrofit Enclosure, Non-IC, E26 Screw base Interface ML7BFXK = 6' Retrofit Enclosure, Non-IC, BX Whip</p>	<p>Halo Standard Housings 5-inch HSICAT = 5' Insulated Ceiling, Air-Tite New Construction Housing HSRICAT = 5' Insulated Ceiling, Air-Tite Remodel Housing HSICATNB = 5' Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket HST = 5' Non-IC, New Construction Housing HSRT = 5' Non-IC, Remodel Housing HS1NB = 5' Non-IC, New Construction Housing, No Socket Bracket H25ICAT = 5' Shallow, Insulated Ceiling, Air-Tite New Construction H25RICAT = 5' Shallow, Insulated Ceiling, Air-Tite Remodel H25ICATNB = 5' Shallow, Insulated Ceiling, Air-Tite New Construction, No Socket Bracket ESICAT = 5' Insulated Ceiling, Air-Tite New Construction Housing ESRICAT = 5' Insulated Ceiling, Air-Tite Remodel Housing ESICATNB = 5' Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket ESTAT = 5' Non-IC, New Construction Housing ESRTAT = 5' Non-IC, Remodel Housing ESTATNB = 5' Non-IC, New Construction Housing, No Socket Bracket</p> <p>Halo Standard Housings 6-inch H7ICAT = 6' Insulated Ceiling, Air-Tite New Construction Housing H7RICAT = 6' Insulated Ceiling, Air-Tite Remodel Housing H7ICT = 6' Insulated Ceiling, New Construction Housing H7RICT = 6' Insulated Ceiling, Remodel Housing H7ICATNB = 6' Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket H7ICTNB = 6' Insulated Ceiling, New Construction Housing, No Socket Bracket H7T = 6' Non-IC, New Construction Housing H7RT = 6' Non-IC, Remodel Housing H7TNB = 6' Non-IC, New Construction Housing, No Socket Bracket H7TCP = 6' Non-IC, Chicago Plenum, New Construction/Remodel Housing H7UCAT = 6' Insulated Ceiling, Universal, Air-Tite, New Construction Housing ETICAT = 6' Insulated Ceiling, Air-Tite New Construction Housing ETRICAT = 6' Insulated Ceiling, Air-Tite Remodel Housing ETICATNB = 6' Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket ETAT = 6' Non-IC, New Construction Housing ETRTAT = 6' Non-IC, Remodel Housing ETATNB = 6' Non-IC, New Construction Housing, No Socket Bracket E27TAT = 6' Shallow, Non-IC, New Construction Housing E27TATNB = 6' Shallow, Non-IC, Remodel Housing</p>

FIXTURE L3

HALO

SMD6 Series

JUNCTION BOX COMPATIBILITY

***Note:** SMD 120-277V UNV configuration is only compatible with junction boxes that provide a minimum depth of 2-1/8". Junction boxes meeting these requirements listed below.

EATON'S CROUSE-HINDS JUNCTION BOXES



TP316*
for non-metallic cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



TP317*
for metal clad cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

- **TP316** - for non-metallic cable
- **TP317** - for metal clad cable
- UL Listed
- Refer to www.crouse-hinds.com

OTHER'S JUNCTION BOXES*



4" octagon light fixture/fan steel box*
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



4" octagon steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)



4" square deep steel box*
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



4" square standard steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)



4" round new work non-metallic light fixture/fan box*
4" diameter x 2-3/16"
(102mm x 56mm)



3-1/2" round new work non-metallic ceiling box*
3-1/2" diameter x 2-3/4"
(89mm x 70mm)



3-1/2" round old work* non-metallic box
4-1/4" O.D. flange, 3-1/2" I.D. x 2-5/8"
(108mm O.D., 89mm I.D. x 67mm)



4" round surface mount box
4" diameter x 1-1/2"
(102mm x 38mm)
Requires SLD6RAD adapter



4" round new work non-metallic box with hanger bar assembly
4" diameter x 2-3/16" (102mm x 56mm)

*This is a representative list of compatible junction boxes only. Information contained in this literature about other manufacturers' products is from published information made available by the manufacturer and is deemed to be reliable, but has not been verified. Cooper Lighting Solutions makes no specific recommendation on product selection and there are no warranties of performance or compatibility implied. Installer must determine that site conditions are suitable to allow proper installation of the mounting bracket in the box.

FIXTURE L3

HALO

SMD6 Series

Energy Data

SMD6R6 SMD6S6

	Round	Square
Lumens (5000K models)	788	815
Input Power	9.6 W	9.9 W
Input Current	0.0811 A	0.085 A
Efficiency	82 lm/W	82 lm/W
THD	13.9	14.7
Input Voltage	120V	
Frequency	50/60 Hz	
CRI	90 CRI	
Power Factor	0.99	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

SMD6R12 SMD6S12

	Round	Square
Lumens (5000K models)	1252	1235
Input Power	15.3	15.7
Input Current	0.133 A	0.132 A
Efficiency	82 lm/W	79 lm/W
THD	15.3	15.7
Input Voltage	120V	
Frequency	50/60 Hz	
CRI	92 CRI	
Power Factor	0.98	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

SMD6R12-E SMD6S12-E

	Round	Square
Lumens (5000K models)	1200	1180
Input Power	15.3	16
Input Current	0.133 A - (120V) 0.061 A - (277V)	0.132 A - (120V) 0.061 A - (277V)
Efficiency	78	73
THD	15.3	15.7
Input Voltage	120 - 277V	
Frequency	60 Hz	
CRI	92 CRI	
Power Factor	0.99	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

Product Specifications

Housing

- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

Gaskets

- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking

Optics

- Precision acrylic light guide organizes source flux into wide distribution with 1.2 – 1.4 spacing criteria useful for general area illumination

LED

- Mid power LED array provide a uniform source with high efficiency and long life
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within 3 SDCM provide color accuracy and uniformity

Driver

SMD 120V

- Integral 120V 50/60Hz constant current driver provides noise free operation
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers
- Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)
- Inline electrical quick connect and E26 adapter (provided) provides mains connections

SMD 120-277V

- Integrated 120-277V 60Hz constant current driver provides noise free operation
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC
- low voltage dimmers only

Mounting/Retention

- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings
- Torsion springs and friction blades included

Electrical Junction Box Mounting

- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes
Note: SMD120-277V UNV is only compatible with junction boxes that provide minimum depth of 2-1/8"
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building coded

Recessed Housing Mounting

- May be installed in IC recessed housings in direct contact with insulation
Note: Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013

Torsion Spring 5" & 6"

- Precision formed torsion spring bracket kit included
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings

Friction Blade 5" & 6"

- Precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion springs mounting tabs
- Friction blade design allows the SMD to be installed in any position within the housing aperture (360 degrees)

DESIGNER SKINS

(SOLD SEPARATELY)

- SMD skins are accessory rings in both round and square. These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details
 - Matte White (Paintable)
 - Satin Nickel
 - Tuscan Bronze

Compliance

- cULus Certified for use with Halo housings and for use with other's housings, see instruction sheet for conditions of acceptability
- Wet and Damp Location listed, airtight per ASTM-E283
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings
- Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance
- ENERGY STAR® listed, reference database for current listings

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/warranty

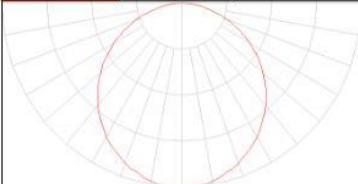
FIXTURE L3

HALO

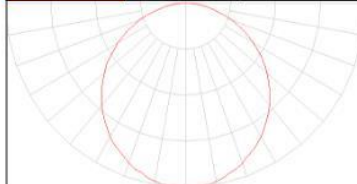
SMD6 Series

Photometric Data – SMD6 (120V)

SMD6R6927WH		
Luminaire lumens	750	
Input watts	9.4	
LER (LPW)	80	
Spacing Criteria	0-180	1.26
	90-270	1.26
	Diagonal	1.38
Beam angle (degrees)	112	
Field angle (degrees)	162	
Max. Candela	264	
Zonal lumen	Lumens	% Lumens
0-30	204	27.2%
0-40	334	44.5%
0-60	590	78.6%
0-90	750	100.00%



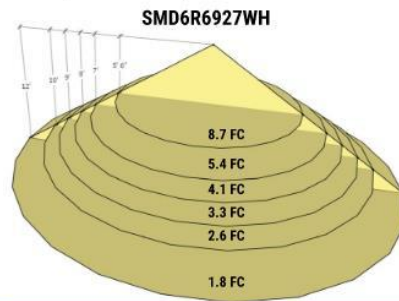
SMD6S6927WH		
Luminaire lumens	750	
Input watts	10.0	
LER (LPW)	75	
Spacing Criteria	0-180	1.24
	90-270	1.24
	Diagonal	1.36
Beam angle (degrees)	112	
Field angle (degrees)	162	
Max. Candela	271	
Zonal lumen	Lumens	% Lumens
0-30	207	27.6%
0-40	337	44.9%
0-60	590	78.6%
0-90	750	100.00%



Cat. No.	CRI	CCT	Lumens	Power (W)	LPW
SMD6R6927WH	93	2700	754	9.6	78.5
SMD6R6930WH	92	3000	758	9.6	78.7
SMD6R6935WH	95	3500	740	9.6	77.0
SMD6R6940WH	94	4000	792	9.8	80.5
SMD6R6950WH	92	5000	788	9.6	81.9
SMD6S6927WH	92	2700	750	10.0	75.0
SMD6S6930WH	92	3000	790	9.9	79.8
SMD6S6935WH	93	3500	740	10.0	74.0
SMD6S6940WH	93	4000	760	10.3	73.8
SMD6S6950WH	90	5000	815	9.9	82.3

Foot-candle Values at Nadir 0 degree Aiming Angle			
DD (FT)	SMD6R6927WH (FC)	SMD6S6927WH (FC)	DIA (FT)
5.5	8.7	9.0	16.3
7	5.4	5.5	20.9
8	4.1	4.2	23.8
9	3.3	3.3	26.8
10	2.6	2.7	29.7
12	1.8	1.9	35.7

DD = distance down to illuminated work plane
 FC = initial foot-candles at nadir
 DIA = diameter



Multiplier Table					
CCT Option	2700K	3000K	3500K	4000K	5000K
CCT Multiplier	1.00	1.014	1.042	1.083	1.083



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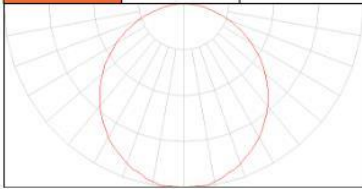
FIXTURE L3

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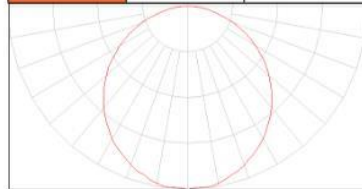
SMD6 Series

Photometric Data – SMD6-1200 (120V)

SMD6S12927WH		
Luminaire lumens	1187	
Input watts	15.9	
LER (LPW)	75	
Spacing Criteria	0-180	1.26
	90-270	1.26
	Diagonal	1.38
Beam angle (degrees)	113	
Field angle (degrees)	165	
Max. Candela	408	
Zonal lumen	Lumens	% Lumens
0-30	316	26.6%
0-40	518	43.7%
0-60	920	77.5%
0-90	1187	100.00%



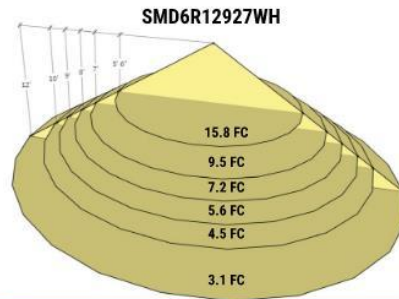
SMD6R12927WH		
Luminaire lumens	1235	
Input watts	15.9	
LER (LPW)	78	
Spacing Criteria	0-180	1.26
	90-270	1.26
	Diagonal	1.38
Beam angle (degrees)	113	
Field angle (degrees)	164	
Max. Candela	426	
Zonal lumen	Lumens	% Lumens
0-30	336	27.2%
0-40	550	44.5%
0-60	971	78.6%
0-90	1235	100.00%



Cat. No.	CRI	CCT	Lumens	Power (W)	LPW
SMD6R12927WH	92	2700	1244	15.7	79.0
SMD6R12930WH	92	3000	1242.0	15.1	82.1
SMD6R12935WH	92	3500	1264.1	15.3	82.8
SMD6R12940WH	92	4000	1223.0	15.3	79.9
SMD6R12950WH	92	5000	1252.0	15.3	81.9
SMD6S12927WH	92	2700	1190	15.7	76.0
SMD6S12930WH	92	3000	1180.3	15.6	75.6
SMD6S12935WH	92	3500	1237.3	15.6	79.5
SMD6S12940WH	92	4000	1215.9	15.8	76.9
SMD6S12950WH	92	5000	1235.6	15.7	78.9

Foot-candle Values at Nadir 0 degree Aiming Angle			
DD (FT)	SMD6R12927WH (FC)	SMD6S12927WH (FC)	DIA (FT)
5.5	15.8	15.1	16.6
7	9.5	9.1	21.1
8	7.2	6.9	24.2
9	5.6	5.4	27.2
10	4.5	4.3	30.2
12	3.1	3.0	36.2

DD = distance down to illuminated work plane
FC = initial foot-candles at nadir
DIA = diameter



Multiplier Table					
CCT Option	2700K	3000K	3500K	4000K	5000K
CCT Multiplier	1.000	0.997	1.039	1.021	1.037



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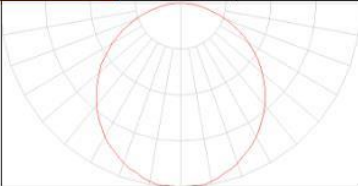
FIXTURE L3

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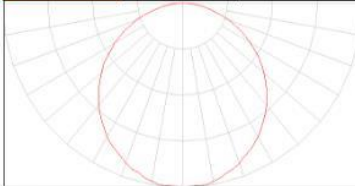
SMD6 Series

Photometric Data – SMD6-1200-E (120V-277V)

SMD6R12927WHE		
Luminaire lumens	1210	
Input watts	15.4	
LER (LPW)	78.6	
Spacing Criteria	0-180	1.26
	90-270	1.26
	Diagonal	1.38
Beam angle (degrees)	112.8	
Field angle (degrees)	164	
Max. Candela	418.7	
Zonal lumen	Lumens	% Lumens
0-30	324	26.8%
0-40	531	43.9%
0-60	941	77.8%
0-90	1210	100.00%



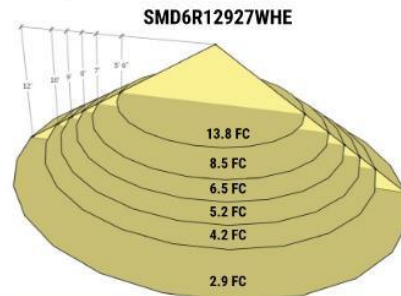
SMD6S12927WHE		
Luminaire lumens	1167	
Input watts	15.6	
LER (LPW)	74.8	
Spacing Criteria	0-180	1.26
	90-270	1.26
	Diagonal	1.38
Beam angle (degrees)	113.5	
Field angle (degrees)	165	
Max. Candela	402.1	
Zonal lumen	Lumens	% Lumens
0-30	284	24.3%
0-40	467	40.0%
0-60	838	71.8%
0-90	1167	100.00%



Cat. No.	CRI	CCT	Lumens	Power (W)	LPW
SMD6R12927WHE	92	2700	1210	15.4	78.6
SMD6R12930WHE	92	3000	1203.0	15.3	78.6
SMD6R12935WHE	92	3500	1200.0	15.4	77.9
SMD6R12940WHE	92	4000	1260.0	15.3	82.4
SMD6R12950WHE	92	5000	1200.0	15.3	78.4
SMD6S12927WHE	92	2700	1167	15.6	74.8
SMD6S12930WHE	92	3000	1135.0	15.9	71.4
SMD6S12935WHE	92	3500	1140.0	16.0	71.2
SMD6S12940WHE	92	4000	1155.0	15.9	72.6
SMD6S12950WHE	92	5000	1180.0	16.0	73.7

Foot-candle Values at Nadir 0 degree Aiming Angle			
DD (FT)	SMD6R12927WHE (FC)	SMD6S12927WHE (FC)	DIA (FT)
5.5	13.8	13.3	6.8
7	8.5	8.2	8.6
8	6.5	6.3	10
9	5.2	5.0	11.2
10	4.2	4.0	12.4
12	2.9	2.8	15

DD = distance down to illuminated work plane
FC = initial foot-candles at nadir
DIA = diameter



Multiplier Table					
CCT Option	2700K	3000K	3500K	4000K	5000K
CCT Multiplier	1.0000	0.994	0.992	1.041	0.992



Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

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FIXTURE L4

TEGEL 18 OUTDOOR WALL

VISUAL COMFORT & Co.

PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use.
- Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- Available up and down light OR down light only. Each with beam spread options of 10° or 36°. Available in modern finishes.
- 5-year Warranty. Go to www.techlighting.com for warranty details.



Black 18"



Bronze 18"



Charcoal 18"



Black 18"

LAMPING

ORDERING INFORMATION

7000WTEG	CRI	COLOR TEMP	BEAM SPREAD	LENGTH (A)	FINISH	VOLTAGE
	8 80 CRI	30 3000K 40 4000K 27 2700K	N 10° NARROW NN 10° UP & DOWN NW 10° & 36° W 36° WIDE WW 36° UP & DOWN	18 18"	B BLACK Z BRONZE H CHARCOAL	UNV 120V-277V

7000WTEG _____

JOB NAME _____

NOTES _____



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7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

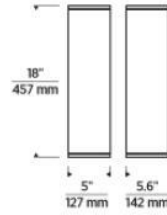
FIXTURE L4

TEGEL 18 OUTDOOR WALL

VISUAL COMFORT & Co.

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	8 lbs
HEIGHT	18in
WIDTH	5.6in
LENGTH	5in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		1212 2369		
WATTS		15.6 31.2		
MAX WATTAGE PER BULB		15.6W		
		Universal 120V-277V 0-10, ELV		
CCT		2700K 3000K 4000K		
CRI		80 CRI		
LED LIFETIME		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads#dimming

** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.



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FIXTURE L5

TOKISTAR Exhibitor



TOKISTAR LIGHTING

FIXTURE L5



Exhibitor™

Tokistar® Exhibitor Series is a wet-location festoon lighting system used in amusement parks, shopping centers, street decorations and promenades. Exhibitor fixtures may also be incorporated into signs or surface mounted to accent rooflines and other architectural features.

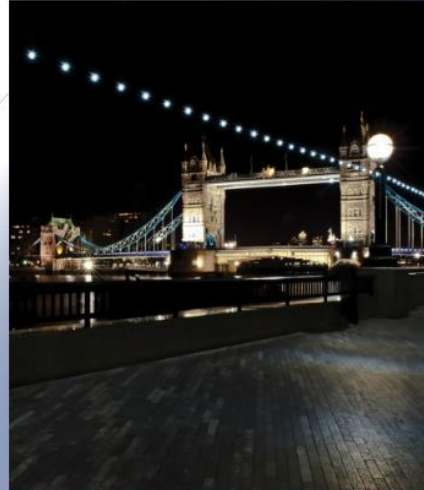
The EXC Series incorporates Exhibitor Series into an aluminum profile suitable for painting and use in all environments. This series can be wired for single circuit or chasing effects.

Our Exhibitor Pendants are independent sockets with a lead wire exiting the base. Fixtures are wet-location listed and may be suspended with liquid-tight strain relief fittings.

For a distinctive look, optional shades may be used with Exhibitor in festoon applications or with Exhibitor Pendants.

A wide selection of LEDs include our 1.8 watt Virtual Incandescent™ and Ultra Bright LEDs. We also offer energy-efficient 0.48 watt LEDs in a variety of colors.

Exhibitor is operated from 24 VAC magnetic transformers and capable of running great distances on a single secondary circuit.



Exhibitor with white LEDs along the River Thames.



EXC Series wired for four-channel chase dramatically highlights the contours of this casino perimeter.

Contents

Introduction | 2-3

Basic System /
Mounting Options | 4

Design Guidelines / Shades | 5

EXC Series / Pendants | 6

Fixture Lengths / Transformers
Specifications | 7



Cover:
Exhibitor with LEDs
brightens open-air space.

Exhibitor Series is ETL Wet-Location Listed to UL Standards and marked in accordance with CE Standards.



Intertek

FIXTURE L5



Virtual Incandescent LEDs outline this structure.



Virtual Incandescent™ LED
1.8 watts / 24 VAC

Virtual Incandescent LEDs do a remarkable job of emulating traditional incandescent lamps.



Surface mounted Exhibitor outlines architectural features.



Ultra Bright LED
1.8 watts / 24 VAC

These LEDs have the brightness of much higher wattage incandescent lamps, with much greater life.



Exhibitor with Virtual Incandescent LEDs creates a radiant canopy of lights.



Three Exhibitor Globe Shapes
All styles are available in clear and frosted. The G-19 is also available in transparent Green, Amber, Blue, Red and Violet.

FIXTURE L5



The Basic System

The Exhibitor Series sockets are permanently sealed to flexible cable with shatterproof polycarbonate globes. Fixtures are wet-location listed and rated IP65. When specifying an Exhibitor Lighting System, take into consideration: Socket Spacing, LED Style and Globe Selection.

EXBK - 6 - VIWW - S14 - C

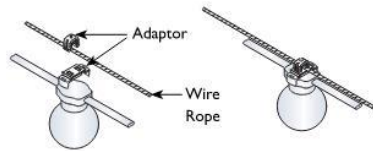
Cable / Socket Color		Socket Spacing		LED			Globe Style		Globe Color	
Code	Color	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Style	Code	Color
BK	Black	6	6" (150 mm)	UBLW	2000K White	1.8 W / 24 VAC	G19	G-19	C	Clear
WH	White	12	12" (300 mm)	UBWW	2400K White	1.8 W / 24 VAC	G14	G-14	F	Frosted
		18	18" (450 mm)	UBIW	3000K White	1.8 W / 24 VAC	S14	S-14	G	Green
		24	24" (600 mm)	VILW	2000K White	1.8 W / 24 VAC	G-14 & S-14 in clear and frosted only		A	Amber
			Custom spacing is available.	VIWW	2400K White	1.8 W / 24 VAC			B	Blue
				VIIW	3000K White	1.8 W / 24 VAC			R	Red
									V	Violet
									M	Multi-Color
Virtual Incandescent (VILW, VIWW & VIIW) not for use with Frosted Globes										
				WW	2500K White	0.48 W / 24 VAC				
				WH	5500K White	0.48 W / 24 VAC				
				BL	Blue	0.48 W / 24 VAC				
				GR	Green	0.48 W / 24 VAC				
				OR	Orange	0.48 W / 24 VAC				
				PL	Purple	0.48 W / 24 VAC				
				RD	Red	0.48 W / 24 VAC				
				YG	Yellow-Green	0.48 W / 24 VAC				
(Any Combination of 0.48 Watt Colors is Possible)										
Xenon Lamp										
				124	2500K	7.5 W / 24 VAC				
Xenon lamp not for use with G-14 globes or Exhibitor Pendants										

Mounting Options

Festoon Mounting

Part# **EX-MDA-WH (White)**
Part# **EX-MDA-BK (Black)**

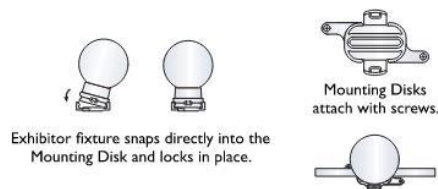
For festoon applications to a catenary cable, our wire-rope adaptors securely hold each socket in place to a 1/16" or 1/8" diameter wire rope. Wire rope and associated mounting hardware is not provided with the system.



Surface Mounting with Disks

Part# **EX-MD-WH (White)**
Part# **EX-MD-BK (Black)**

Exhibitor Series can be surface mounted to structures using mounting disks. One disk is required for mounting each socket. The socket can be snapped into the disk and screwed in place to the structure.



Surface Mounting with Straps

Part# **EX-MS-WH (White)**
Part# **EX-MS-BK (Black)**

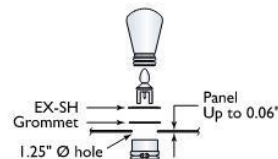
Exhibitor Series may be surface mounted to structures using our mounting straps. Two straps are required for mounting each socket. Straps are positioned on either side of the socket, and then screwed securely to the structure.



Panel/Extrusion Mounting

Part# **EX-SH**

For installations to flat panels or extrusions up to 0.06", we offer stainless-steel panel fasteners. The socket assembly is inserted from below, then the panel fastener and grommet are pressed in place from above.





Design Guidelines

Socket Spacing

Consider line of sight and viewing perspective when deciding on socket spacing. More distant spacings (18"-24") are the best choice for most festoon applications. Closer spacings (6"-12") are appropriate for applications at closer viewing range. Any custom spacing is available on request.

Light Sources

Virtual Incandescent and Ultra Bright LEDs

Virtual Incandescent™ LEDs do a remarkable job of emulating traditional incandescent filaments. Ultra Bright LEDs do the same, and are typically used with frosted globes. Both LEDs consume 1.8 watts.

0.48 Watt LEDs

These lower wattage LEDs are the most energy-efficient choice. Typically they are used with frosted globes to create a very uniform and softer lighting effect.



Globe Selection

Three different shapes are available: G-19, G-14 and S-14. Clear globes have excellent clarity and will emphasize distinct points of light. Frosted globes diffuse light and have a softer appearance. Each globe includes two O-rings for a secure and weatherproof seal to the socket. G-19 transparent colored globes create vibrant color.



G-19 globes are available in transparent Green, Amber, Blue, Red and Violet.

Exhibitor Shades

For a distinctive look, these lightweight aluminum spinnings may be added to festoon applications or used with Exhibitor Pendants. Standard finish is black and custom finishes are available on request.



Select from one of our standard shapes or create your own design.

FIXTURE L5



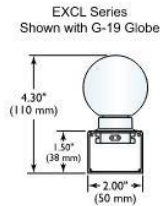
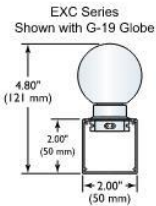
EXC Series

EXC Series is available in a 2" x 2" or 1.5" x 2" aluminum profile for use in all environments. Standard finish is satin aluminum, and custom finishes are available upon request. Fixtures can be wired for single circuit or chasing effects. Consult factory for custom curving.



EXC - 6 - UBIW - G19 - F

Extrusion Profile		Socket Spacing		LED			Globe Style		Globe Color	
Code	Size	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Style	Code	Color
EXC	2" x 2"	6	6" (150 mm)	UBLW	2000K White	1.8 W / 24 VAC	G19	G-19	C	Clear
EXCL	1.5" x 2"	12	12" (300 mm)	UBWW	2400K White	1.8 W / 24 VAC	G14	G-14	F	Frosted
		18	18" (450 mm)	UBIW	3000K White	1.8 W / 24 VAC	S14	S-14	G	Green
		6C	6" Chase (150 mm)	VILW	2000K White	1.8 W / 24 VAC	G-14 & S-14 in clear and frosted only			
		12C	12" Chase (300 mm)	VIWW	2400K White	1.8 W / 24 VAC				
		Custom spacing is available.		VIIW	3000K White	1.8 W / 24 VAC	Virtual Incandescent (VILW, VIWW & VIIW) not for use with Frosted Globes			
				WW	2500K White	0.48 W / 24 VAC				
				WH	5500K White	0.48 W / 24 VAC				
				BL	Blue	0.48 W / 24 VAC				
				GR	Green	0.48 W / 24 VAC				
				OR	Orange	0.48 W / 24 VAC				
				PL	Purple	0.48 W / 24 VAC				
				RD	Red	0.48 W / 24 VAC				
				YG	Yellow-Green	0.48 W / 24 VAC				
				Xenon Lamp						
				124	2500K	7.5 W / 24 VAC				

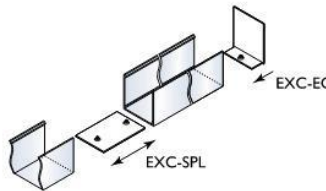


EXC Series

Part# EXC-SPL (Exhibitor Splice)

Part# EXC-EC (Exhibitor End Caps)

End Caps are required at the end and beginning of each run of fixture. When EXC fixtures are positioned end-to-end a splice seams them together.



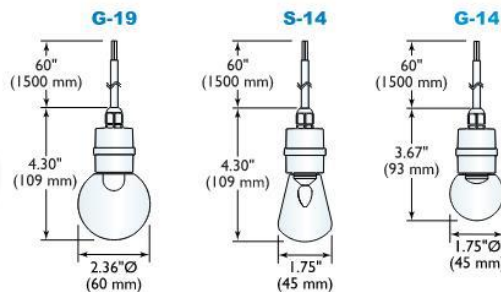
Exhibitor Pendants

These independent fixtures can be provided with the same light sources and globe styles as our basic Exhibitor System. Pendants are available with black cable and for use with Class 2 transformers only.



EX-PEND - VILW - S14 - C

LED	Globe Style	Globe Color
Select LED and globe options from other charts		



FIXTURE L5



Fixture Lengths

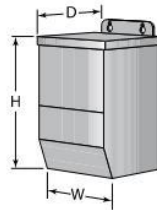
To minimize voltage drop and keep conductors safely within their ratings, do not exceed the maximum lengths shown for each independent fixture.

Maximum Run Lengths			
	0.48 W LEDs	UB & VI LEDs	Xenon Lamp
Socket Spacing	0.48 Watt / 24 VAC	1.8 Watt / 24 VAC	7.5 Watt / 24 VAC
6" (150 mm)	250' (76 M)	125' (38 M)	32' (10 M)
12" (300 mm)	350' (106 M)	200' (60 M)	56' (17 M)
18" (450 mm)	420' (128 M)	225' (68 M)	72' (22 M)
24" (600 mm)	500' (152 M)	250' (76 M)	80' (24 M)

Transformers

Tokistar transformers operate from a 120 VAC / 60 Hz input and are fully dimmable. They are provided in a Nema 3R enclosure. The secondary outputs are protected by circuit breakers. Transformers should be installed in an accessible location where there is free air circulation.

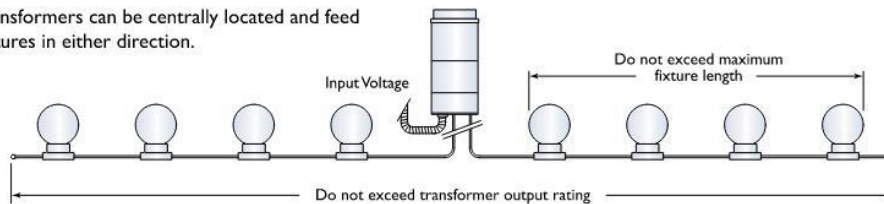
24 VAC Transformers					
Number	Outputs	D	H	W	Weight
C2-40-24V	1 @ 40 Watt / 24 VAC	2.25"	5.75"	2.25"	2 lbs
C2-96-24V	1 @ 96 Watt / 24 VAC	2.5"	6.5"	3.0"	3 lbs
T24-150	1 @ 150 Watt / 24 VAC	3.0"	9.0"	3.0"	5 lbs
T24-300	1 @ 300 Watt / 24 VAC	3.5"	9.5"	4.5"	8 lbs
T24-600	1 @ 600 Watt / 24 VAC	4.5"	10.5"	4.5"	15 lbs
T24-1200	2 @ 600 Watt / 24 VAC	5.0"	11.5"	7.0"	28 lbs



Exhibitor Pendants are for use with the C2-40-24V and C2-96-24V Class 2 transformers.

Consult factory for transformers with input voltages of 230 or 277 VAC. Sizes and weights shown are approximate and subject to change without notice.

Transformers can be centrally located and feed fixtures in either direction.



Specifications



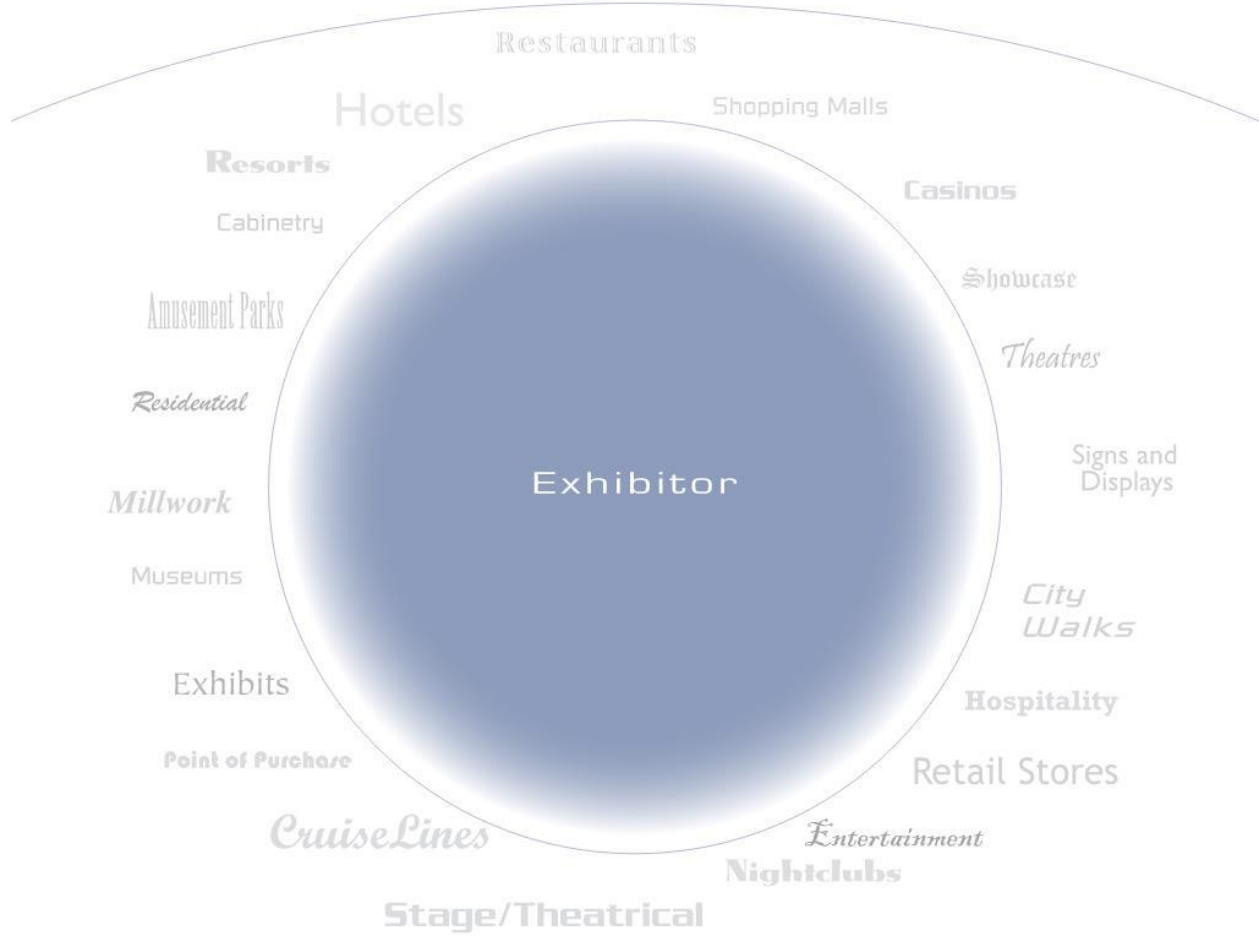
- Polycarbonate Globe** with flammability rating UL 94V-2
- Light Sources** include LED and Xenon lamps
- Flexible Conductors** #12 AWG stranded and plated wire
- Two O-Rings** on each globe for weatherproof seal
- Sockets** permanently fastened to cable with sealant
- Insulation** is flexible PVC with flammability rating UL 94 HB

Exhibitor Series is ETL Wet-Location Listed to UL Standards and marked in accordance with CE Standards.



TOKISTAR LIGHTING | 7

FIXTURE L5



TOKISTAR® LIGHTING INC.

1015 E. Discovery Lane • Anaheim, CA 92801

Tel: 714.772.7005 • Fax: 714.772.7014 • Toll free in USA: 877.340.7633

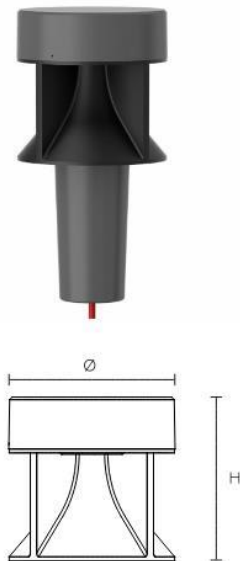
Email: info@tokistar.com • Website: www.tokistar.com

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FIXTURE L6

selux

Inula bollard head
SX 984 43-9



luminaire head

symm.

LED, 2100 lm, 3000 K, CRI > 80, electronic converter, Total power:
27 W

base tube to be ordered separately, luminaire housing made of die-
cast aluminium, powder-coated, without shielding

Optical system: free-form lens optics single, for precise light control
incl. 2m feed cable,

CE, IK10, IP65, Protection Class II, optional I

colour: Selux Graphite or special finish **Black finish**

Height H: 200 mm

Diameter Ø: 200 mm

Weight: 3,5 kg

Make: Selux, Type: SX 984 43-9



Modifications are possible due to the constant development and improvement of LED technology.

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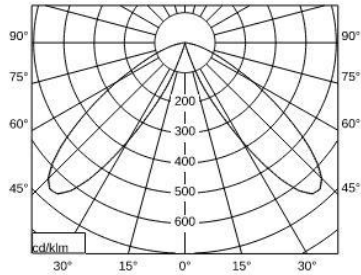
Selux GmbH, Volkmarstr. 18, 12099 Berlin, T +49 30 72001-0, F -100, info@selux.com, www.selux.com

FIXTURE L6



Inula bollard head
SX 984 43-9

Technics



Photometric data: 8602

Lamp

LED 2100lm, 27W, 3000 K, CRI > 80

Optic

symm.

Electrics

electronic converter · Total power: 27W ·
2m feed cable
control options:
dynamic · DALI · fix value · CLT · HNS ·
AmpDim · individual power reduction in 300
lumen steps ex work ·

Luminous flux characteristics / Operating time of LED

	20000	40000	60000	80000
Operating time LED				
Lumen maintenance	93%	90%	87%	84%
LLMF*	0.93	0.9	0.87	0.84

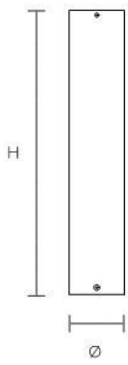
* = Lamp lumen maintenance factor

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FIXTURE L6

selux

Inula bollard tube
SX 97-628-9



base tube

exclusive flush door, light unit to be ordered separately, flange plate for mounting on a foundation or buried base, luminaire housing made of aluminium,
Optical system:

colour: Selux Graphite or special finish **Black finish**

for total height bollard 1000 mm
Height H: 796 mm
Diameter Ø: 200 mm
Weight: 5 kg

Make: Selux, Type: SX 97-628-9

Modifications are possible due to the constant development and improvement of LED technology.
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