

Parkworks Industrial Spec Development

DRB Panel A Public Hearing

December 11, 2023, Continued to January 8, 2024, Continued to February 12, 2024,
Continued to March 11, 2024

Presented by: Georgia McAlister, Associate Planner



WILSONVILLE
OREGON

Location



List of Applications

- Verifying Compliance with Clear & Objective Standards:
 - Stage 1 Preliminary Plan (STG122-0007)
 - Stage 2 Final Plan (STG222-0009)
 - Site Design Review (SDR22-0009)
 - Type C Tree Removal Plan (TPLN22-0007)
 - Tentative Partition Plat (PART22-0002)

Application Updates and Revisions

- Updates to the Northwest corner façade
 - Updated Condition of Approval
 - Revised Design (B7)
- Street Improvement Discussion and Resolution
 - Local Improvement District (LID)

Building Design



Building Design – NW Corner Revision

3.4.2024

NORTHWEST CORNER
From SW Parkway Ave



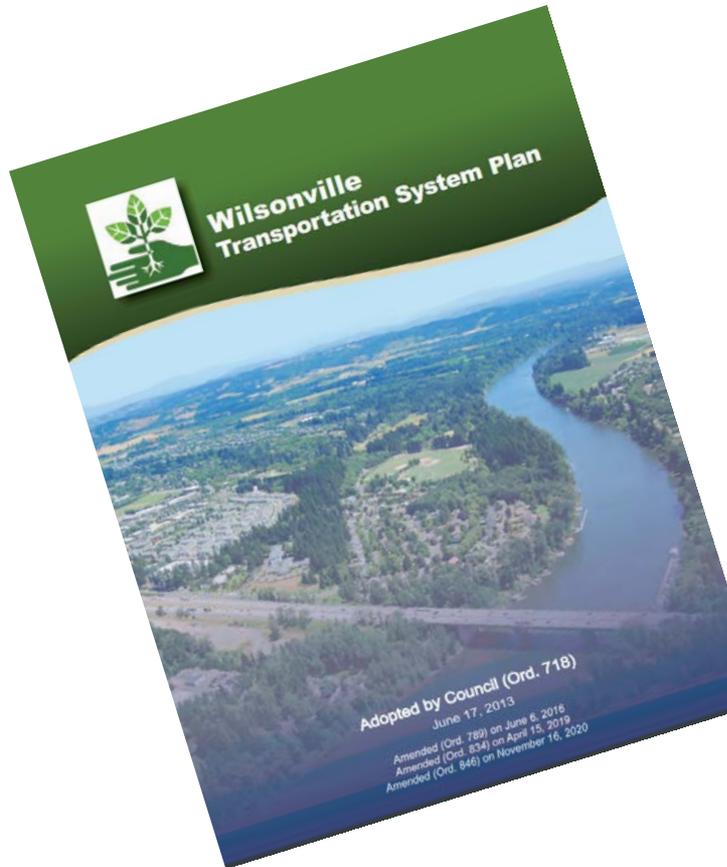
Design Revised Prior
to March 11 Hearing
(Exhibit B7)



Revised Condition of Approval – PDC 7

Prior to Non-Grading Building Permit Issuance: To meet the objectives and standards of Section 4.400(.01)-(.02) and 4.421 (.03) the applicant shall submit revised architectural elevations for the northwest corner of the property to include additional architectural treatments. Treatments shall include ~~the incorporation of materials used at the entrances of the building, or substantially similar, for the purpose of façade articulation breaking up the massing of the building~~ metal panels used at the entrances of the building (MP-1) applied in place of the areas painted Dark Marmalade (PT-7), breaking up the façade and uniform massing of that corner of the building.

Transportation Planning Generally



Estimated Funding Available through 2035 for Capital Improvements

| Funding Source | Estimated Capital Funding through 2035 |
|---|--|
| Street System Development Charges (SDCs) | \$42 million |
| Developer Contributions | \$30 million |
| West Side Plan – Urban Renewal District (URD) | \$27 million |
| Year 2000 Plan – Urban Renewal District (URD) | \$5 million |
| Park System Development Charges (SDCs) | \$0.7 million |
| Local/Regional Partnerships | \$2.9 million |
| Grants | \$3.2 million |
| State and Federal Funding | \$12.6 million |
| Total Funds | \$123.4 million |

Nollan & Dolan Analysis- History and Response

- Applicant's objection to required improvements at December 11, 2023, Hearing
- Essential Nexus/Rough Proportionality
 - Exhibit A2 (Proportionality Analysis) & Exhibit A5 (Proportionality Analysis Response to Applicant)

Local Improvement District (LID)

A local improvement district (LID) is a financing mechanism that can create capital for infrastructure construction.

The LID covers an area in which one party (typically a City) builds infrastructure that benefits multiple property owners



Revised Condition of Approval – PF 2

PF 2.

~~**With the Public Works Permit application:** Submit construction plans to Engineering showing street improvements along Parcel 5 and Parcel 6's frontage on SW Parkway Avenue, including street widening to accommodate a travel lane, one center median, curb, planter strip, street trees, buffered bike lane, sidewalk, streetlights and associated stormwater facilities, along the site frontage on SW Parkway Avenue. Street improvements shall be constructed in accordance with the Public Works Standards. Consistent with the proportionality analysis, any oversized street improvements are eligible for System Development Charge (SDC) Credits and/or reimbursement from the City. When eligible, SDC credits will be issued in accordance with City Code Section 11.110. **Prior to final completeness of the Public Works Permit:** All street improvements shall be constructed, inspected and approved by the City. Within 90 days from the Land Use Decision, prior to submittal of any City permits, or prior to Final Plat Review, whichever occurs first: A waiver of remonstrance against formation of a local improvement district (LID) shall be recorded in the Clackamas County Recorder's Office as well as the City's Lien Docket.~~

Discussion



WILSONVILLE
OREGON