

WILSONVILLE TOD

TRANSIT-ORIENTED SITE DEVELOPMENT OPTIONS FOR THE WILSONVILLE TOD SITE

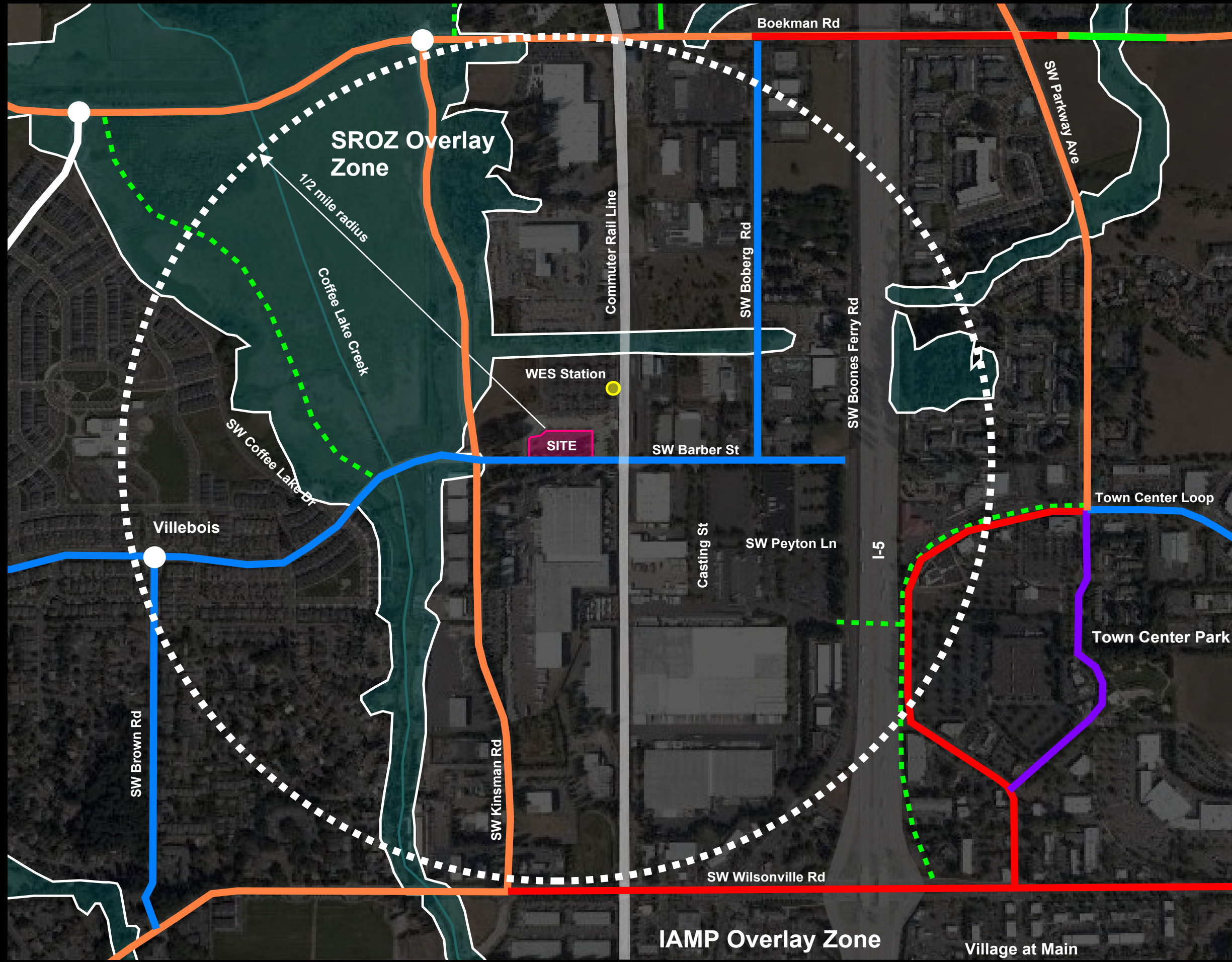
OCTOBER 27, 2021



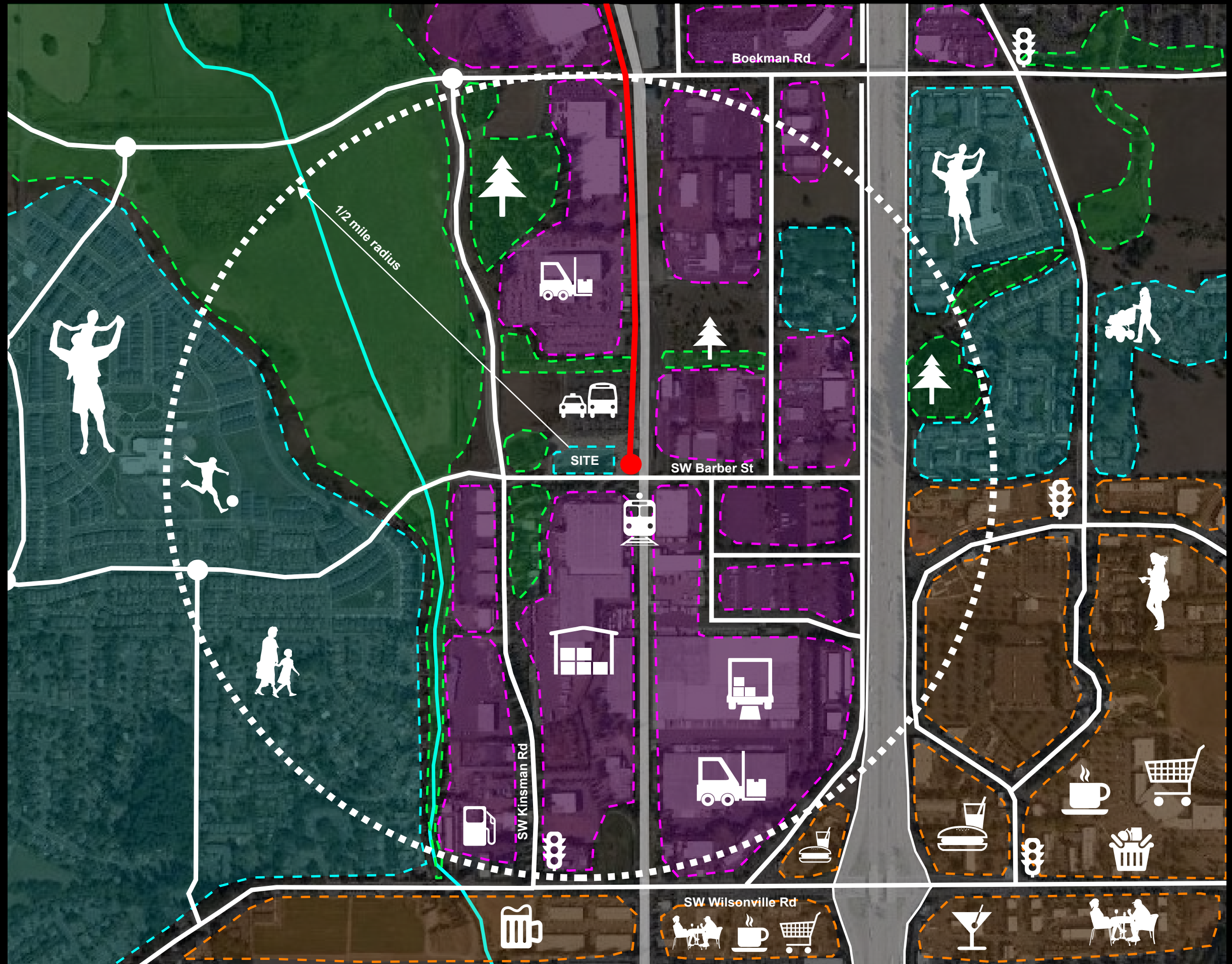
EXISTING CONDITIONS AT THE TOD SITE AND SURROUNDING AREA

STREETS & ZONING ANALYSIS

-  SROZ Overlay Zone
-  Major Arterial
-  Minor Arterial
-  Collector
-  Main Street
-  Bikeway-Walkway
-  Shared-Use Trail (City)

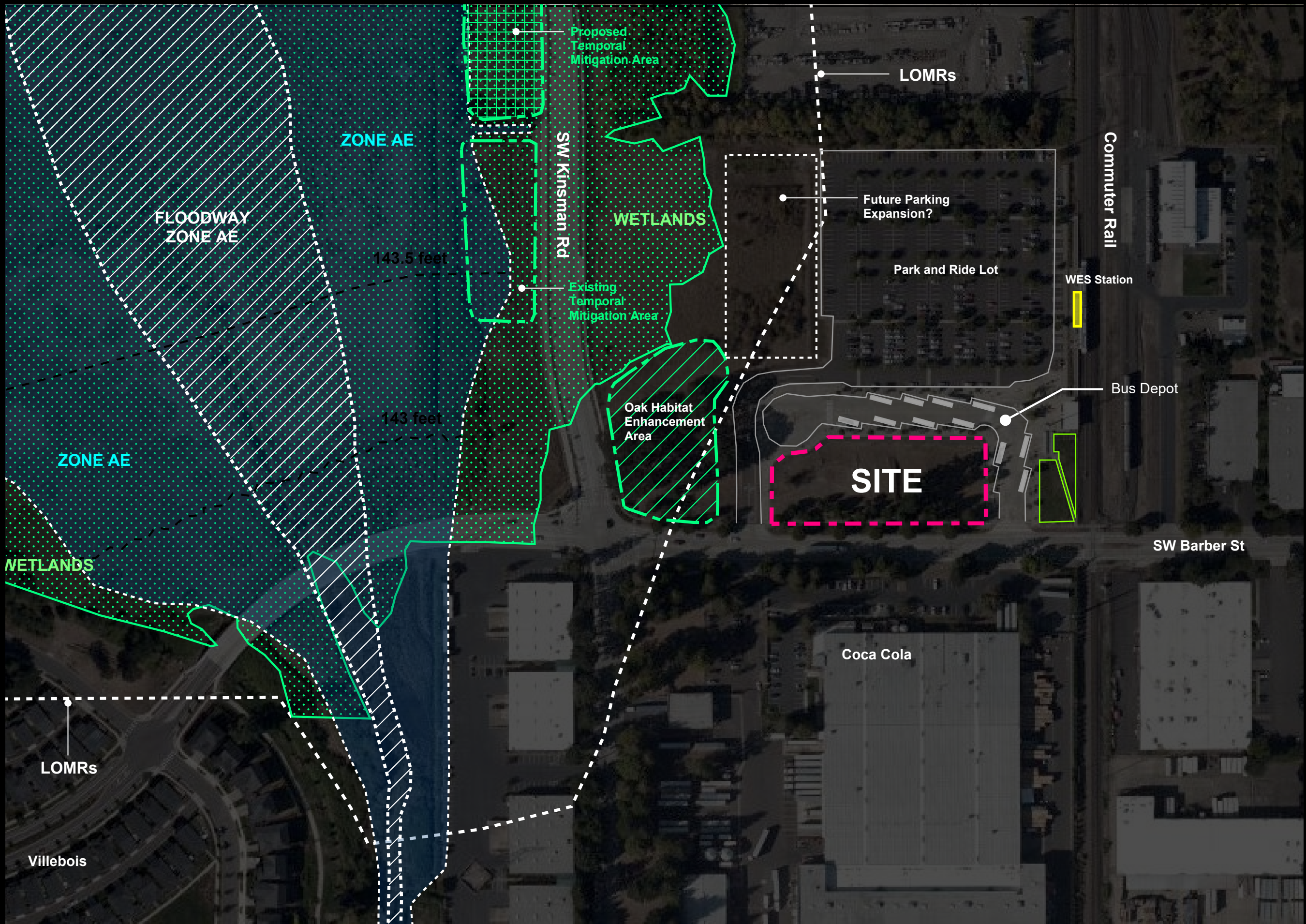


QUALITATIVE ANALYSIS



FEMA & ENVIRONMENTAL ANALYSIS

-  FEMA Flood Zone
-  Wetlands



DESIGN PRINCIPLES FOR AFFORDABLE TRANSIT-ORIENTED DEVELOPMENT

ACTIVE GROUND FLOOR USES

GARLINGTON PLACE APARTMENTS



GARLINGTON PLACE APARTMENTS



SONGBIRD APARTMENTS

ACTIVE GREENSPACE/PLAY SPACE & PLAZA

RENAISSANCE COMMONS APARTMENTS



SONGBIRD APARTMENTS



ACTIVE GROUND FLOOR USES

KING+PARK APARTMENTS



KING+PARK APARTMENTS

GROUND LEVEL PLAZA & GATHERING SPACE

NESIKA ILLAHEE APARTMENTS



MODEL TRANSIT ORIENTED DEVELOPMENT MIXED USE AND INCOME, GROUND FLOOR COMMERCIAL ACTIVE USES, PEDESTRIAN ORIENTED DISTRICT

ORENCO STATION/PLATFORM DISTRICT



SITE DESIGN OPTIONS

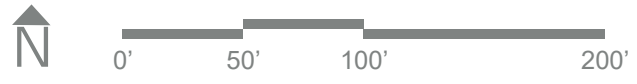
OPTIONS SUMMARY

	Option A-1	Option A-2	Option B	Option C-1	Option C-2
	(Council Guidance)	(Council Guidance)	(Current Zoning Interpretation)	(On-site Parking)	(On-site Parking)
Number of Buildings	1	1	3	1	1
Number of Floors	4	5	4	3	4
Residential Units	94	123	89	55	79
Active Ground Floor Area (SF)	5,000	5,000	15,000	5,000	5,000
Total Building GSF	91,200	114,000	104,000	60,500	84,000
Resident Amenity Area (SF)*	8,810	8,810	4,000	0	0
Open Space Area (SF)**	24,900	24,900	21,300	10,600	10,600
Parking Location					
•Shared with Park & Ride Lot	94	123	89	0	0
•On-Site	16	16	16	87	87
Parking Spaces					
•Total Required	110	139	146	71	95
•Total Provided	110	139	105	87	87
•Surplus or Deficit	0	0	-41	16	-8

*Resident amenity area includes private ground floor patios, and open spaces actively programmed for residential use. Excludes plazas and open spaces adjacent to commercial or 'active ground floor' uses as well as stormwater planters.

**Open Space Area must be 25% of gross site area and each space needs to be 2,000 sf min to count towards the requirement. This includes open spaces actively programmed for residential use, plazas and open spaces adjacent to commercial or 'active ground floor uses, and stormwater planters greater than 2,000sf in size (as are those located on Barber St).

EXISTING SITE CONDITIONS



SITE DESIGN - OPTION A

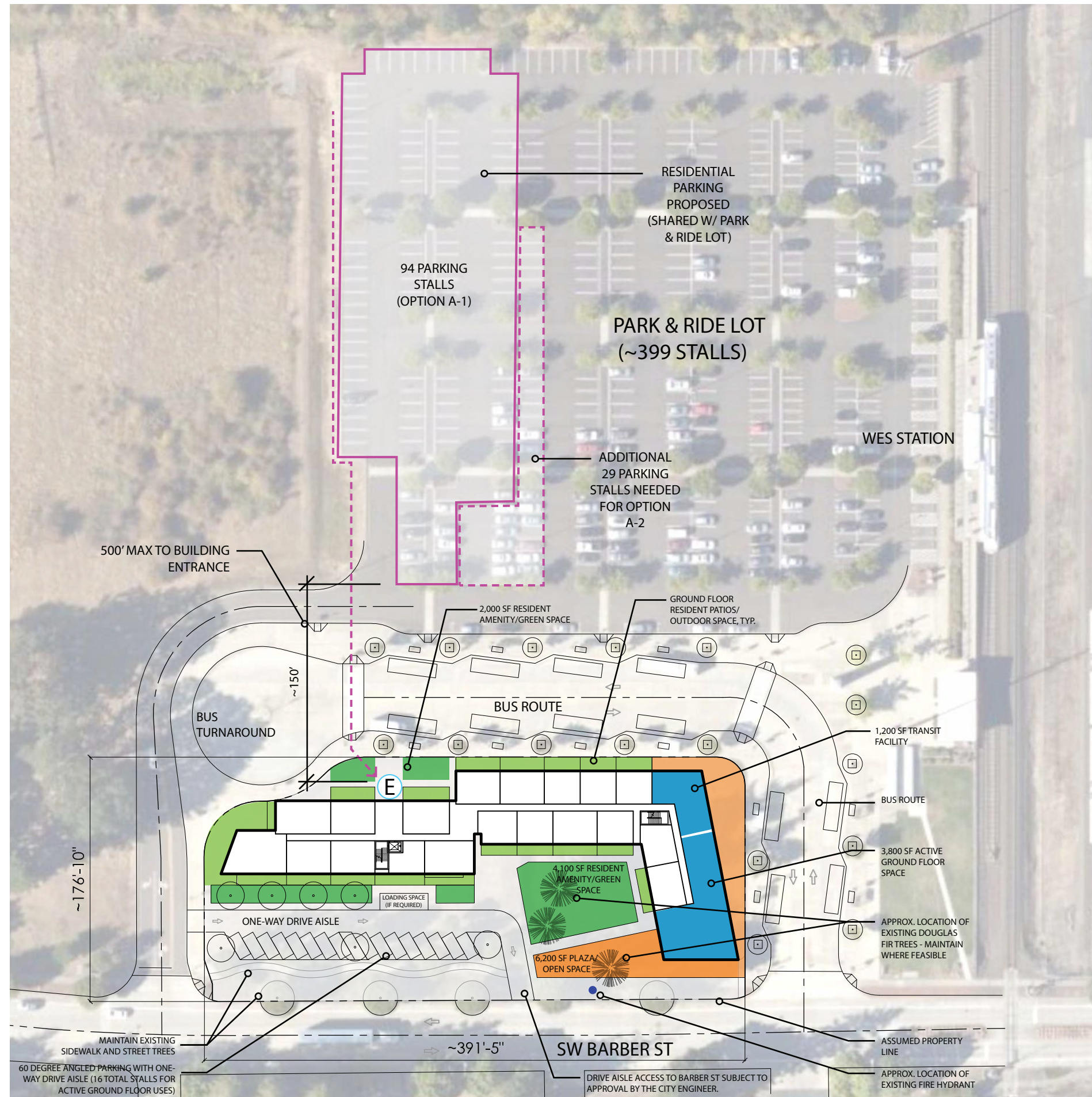
SINGLE BUILDING (SITE PLAN & GROUND FLOOR PLAN)

Gross Site Area (sf)	65,725	
Open Space (sf)	Req.	Provided
	16,431	24,900
Option A-1 (4 story building)		
Residential Floor Area (sf)	86,200	
No. of Residential Units	94	
Active Ground Floor Area (sf)	5,000	
Total GSF	91,200	
Parking Spaces	Req.	Provided
Active Ground Floor Uses*	16	16
Residential**	94	94

Option A-2 (5 story building)		
Residential Floor Area (sf)	109,000	
No. of Residential Units	123	
Active Ground Floor Area (sf)	5,000	
Total GSF	114,000	
Parking Spaces	Req.	Provided
Active Ground Floor Uses*	16	16
Residential**	123	123

*Assumes that the 1,200 sf SMART transit facility does not require any additional parking on site, as users would predominantly use public transit or the existing Park & Ride lot for this use. Remainder of required parking is calculated at 4.1 per 1,000 sf of commercial space, as indicated in Table 5 in section 4.155 in the zoning code.

**Assumes a shared parking agreement is made to accommodate residential parking with the existing transit Park & Ride lot. The required number of stalls assumes that Development Review Board approves reduction in parking ratios req'd in Table 5 in section 4.155 in the zoning code that each dwelling unit requires 1 car parking space.



SITE DESIGN - OPTION A

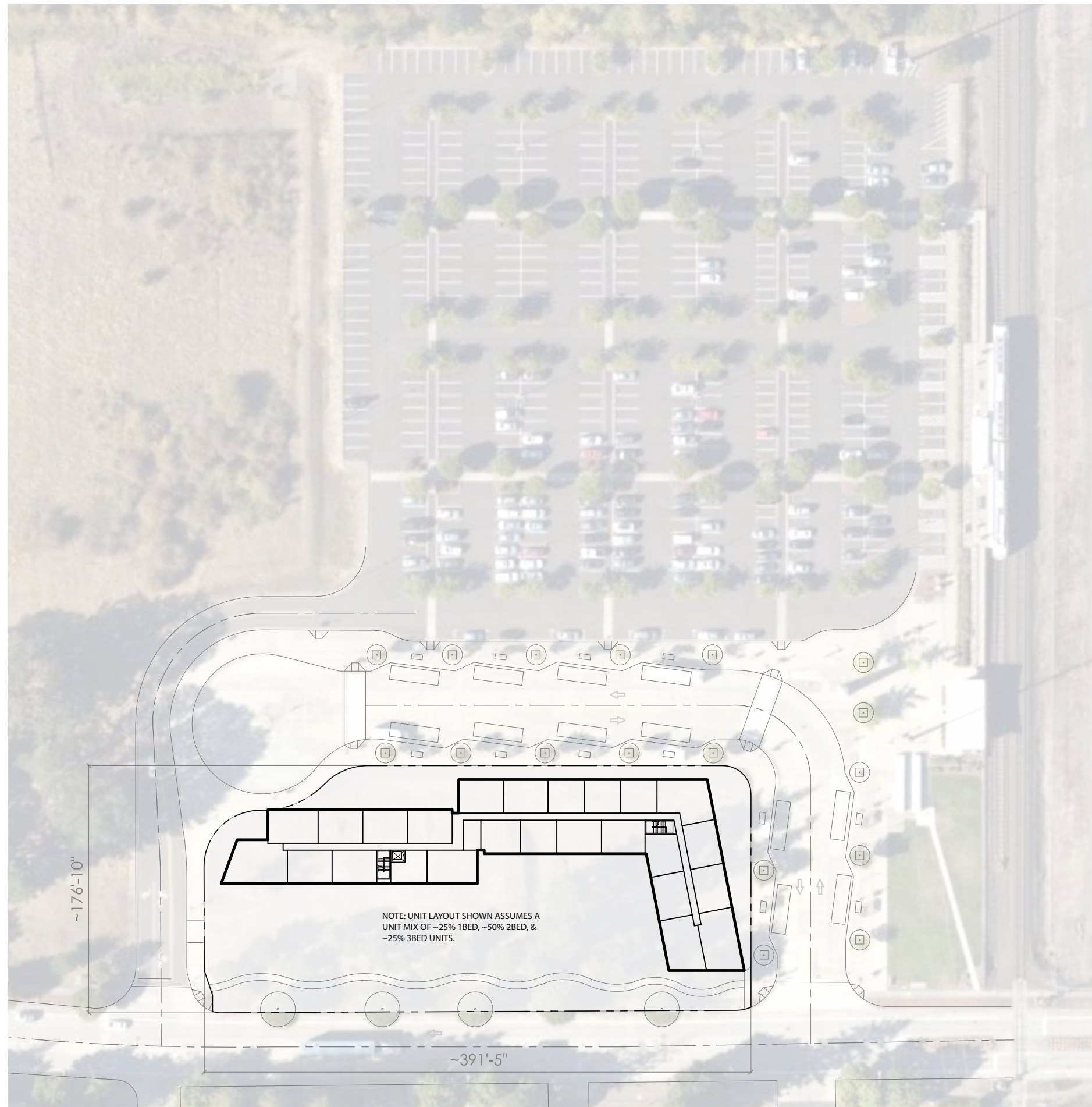
SINGLE BUILDING (TYPICAL UPPER FLOOR)

Gross Site Area (sf)	65,725	
Open Space (sf)	Req.	Provided
	16,431	24,900
Option A-1 (4 story building)		
Residential Floor Area (sf)	86,200	
No. of Residential Units	94	
Active Ground Floor Area (sf)	5,000	
Total GSF	91,200	
Parking Spaces	Req.	Provided
Active Ground Floor Uses*	16	16
Residential**	94	94

Option A-2 (5 story building)		
Residential Floor Area (sf)	109,000	
No. of Residential Units	123	
Active Ground Floor Area (sf)	5,000	
Total GSF	114,000	
Parking Spaces	Req.	Provided
Active Ground Floor Uses*	16	16
Residential**	123	123

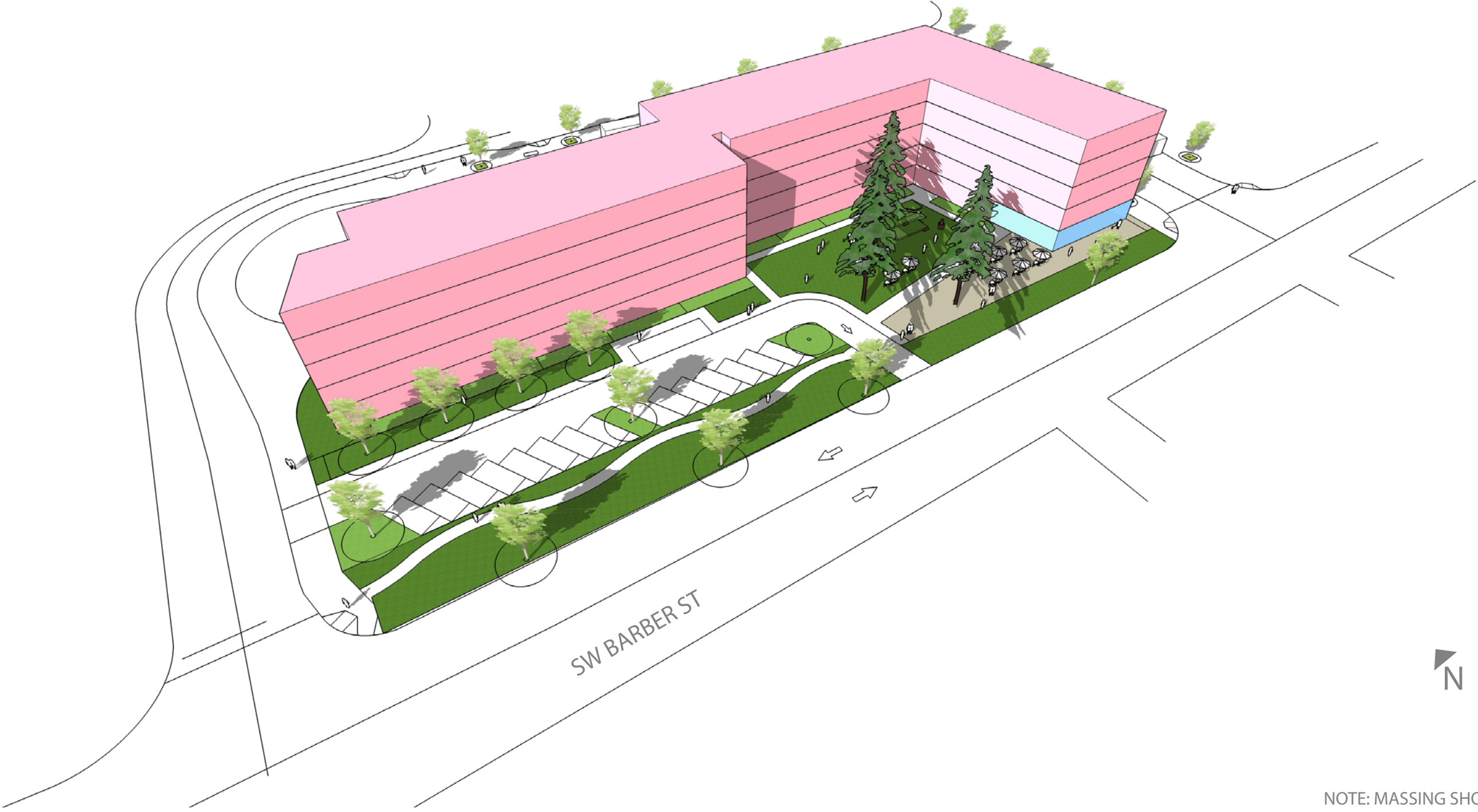
*Assumes that the 1,200 sf SMART transit facility does not require any additional parking on site, as users would predominantly use public transit or the existing Park & Ride lot for this use. Remainder of required parking is calculated at 4.1 per 1,000 sf of commercial space, as indicated in Table 5 in section 4.155 in the zoning code.

**Assumes a shared parking agreement is made to accommodate residential parking with the existing transit Park & Ride lot. The required number of stalls assumes that Development Review Board approves reduction in parking ratios req'd in Table 5 in section 4.155 in the zoning code that each dwelling unit requires 1 car parking space.



SITE DESIGN - OPTION A

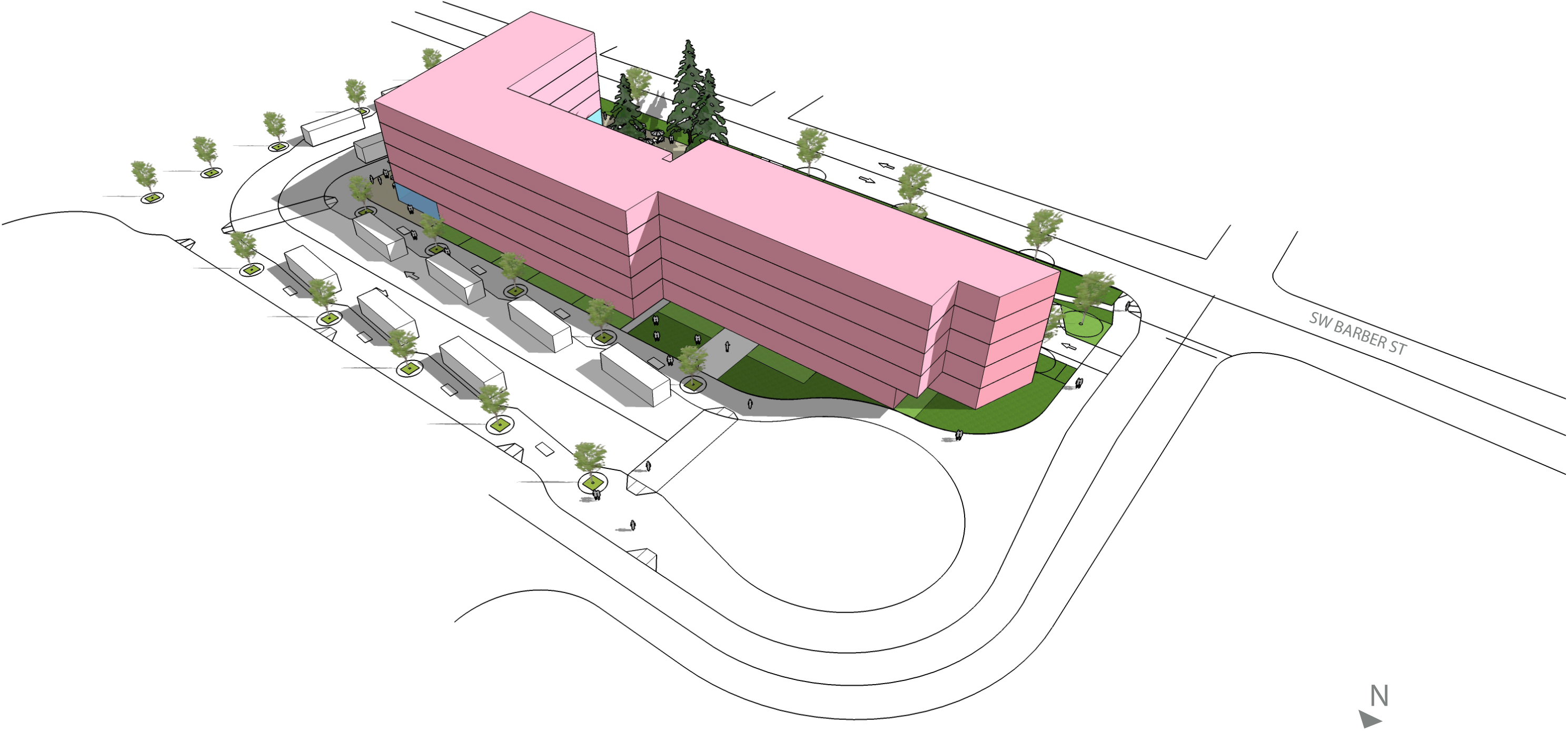
SINGLE BUILDING
(INDICATIVE BUILDING MASSING)



NOTE: MASSING SHOWN ILLUSTRATES
OPTION A-2 (5-STORY OPTION)

SITE DESIGN - OPTION A

SINGLE BUILDING
(INDICATIVE BUILDING MASSING)



NOTE: MASSING SHOWN ILLUSTRATES
OPTION A-2 (5-STORY OPTION)

SITE DESIGN - OPTION A

SINGLE BUILDING
(INDICATIVE BUILDING MASSING)



NOTE: MASSING SHOWN ILLUSTRATES
OPTION A-2 (5-STORY OPTION)

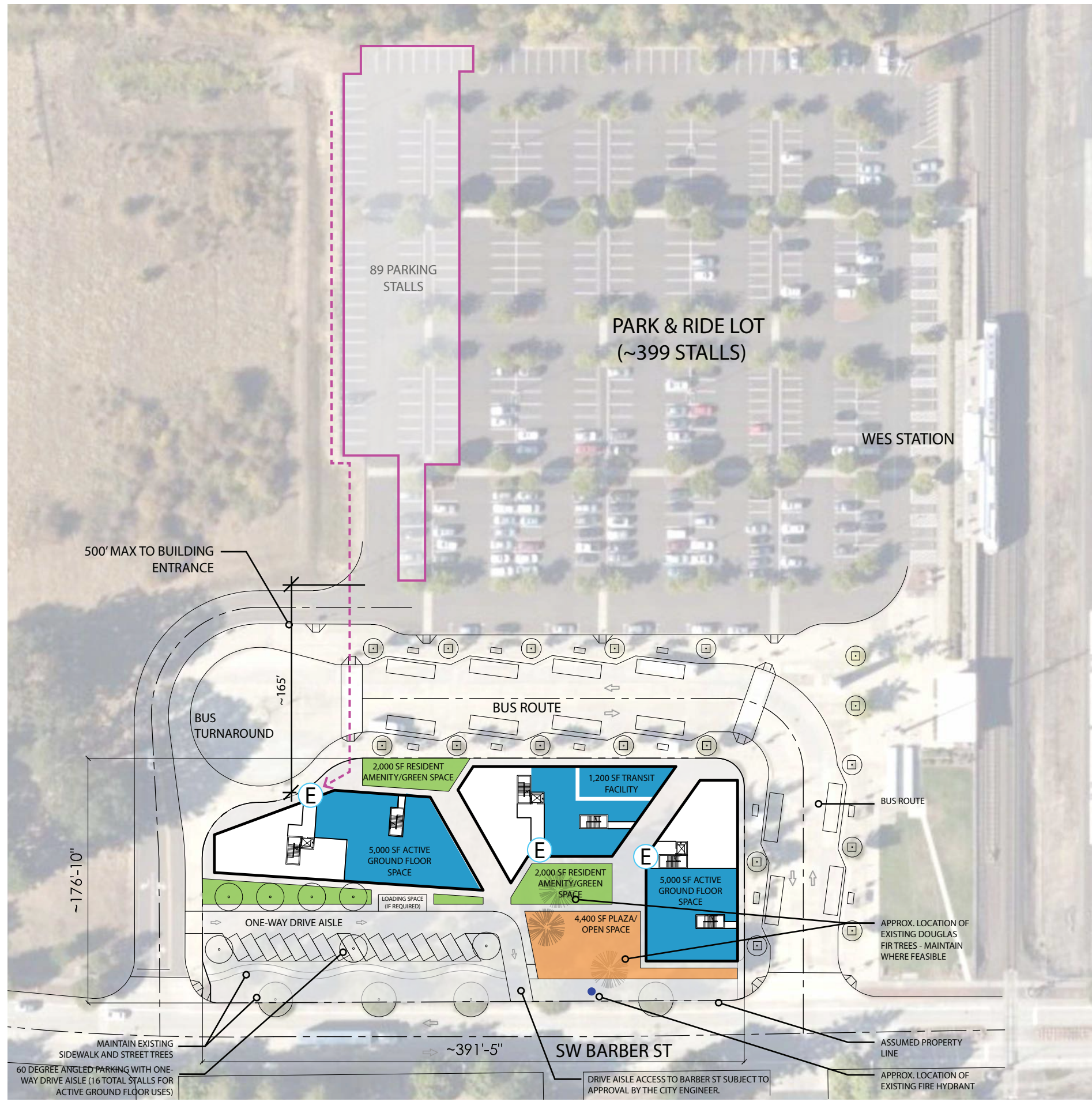
SITE DESIGN - OPTION B

MULTIPLE BUILDINGS
(SITE PLAN & GROUND FLOOR PLAN)

Option B (4 stories)			
Gross Site Area (sf)	65,725		
Open Space (sf)	Req.	21,300	
	Provided	21,300	
Residential Floor Area (sf)	89,000		
No. of Residential Units	89		
Active Ground Floor Area (sf)	15,000		
Total GSF	104,000		
Parking Spaces			
Active Ground Floor Uses*	Req.	16	
Residential**	Req.	89	

*Assumes that the 1,200 sf SMART transit facility does not require any additional parking on site, as users would predominantly use public transit or the existing Park & Ride lot for this use. Remainder of required parking is calculated at 4.1 per 1,000 sf of commercial space, as indicated in Table 5 in section 4.155 in the zoning code.

**Assumes a shared parking agreement is made to accommodate residential parking with the existing transit Park & Ride lot. The required number of stalls assumes that Development Review Board approves reduction in parking ratios req'd in Table 5 in section 4.155 in the zoning code that each dwelling unit requires 1 car parking space.



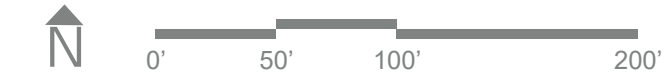
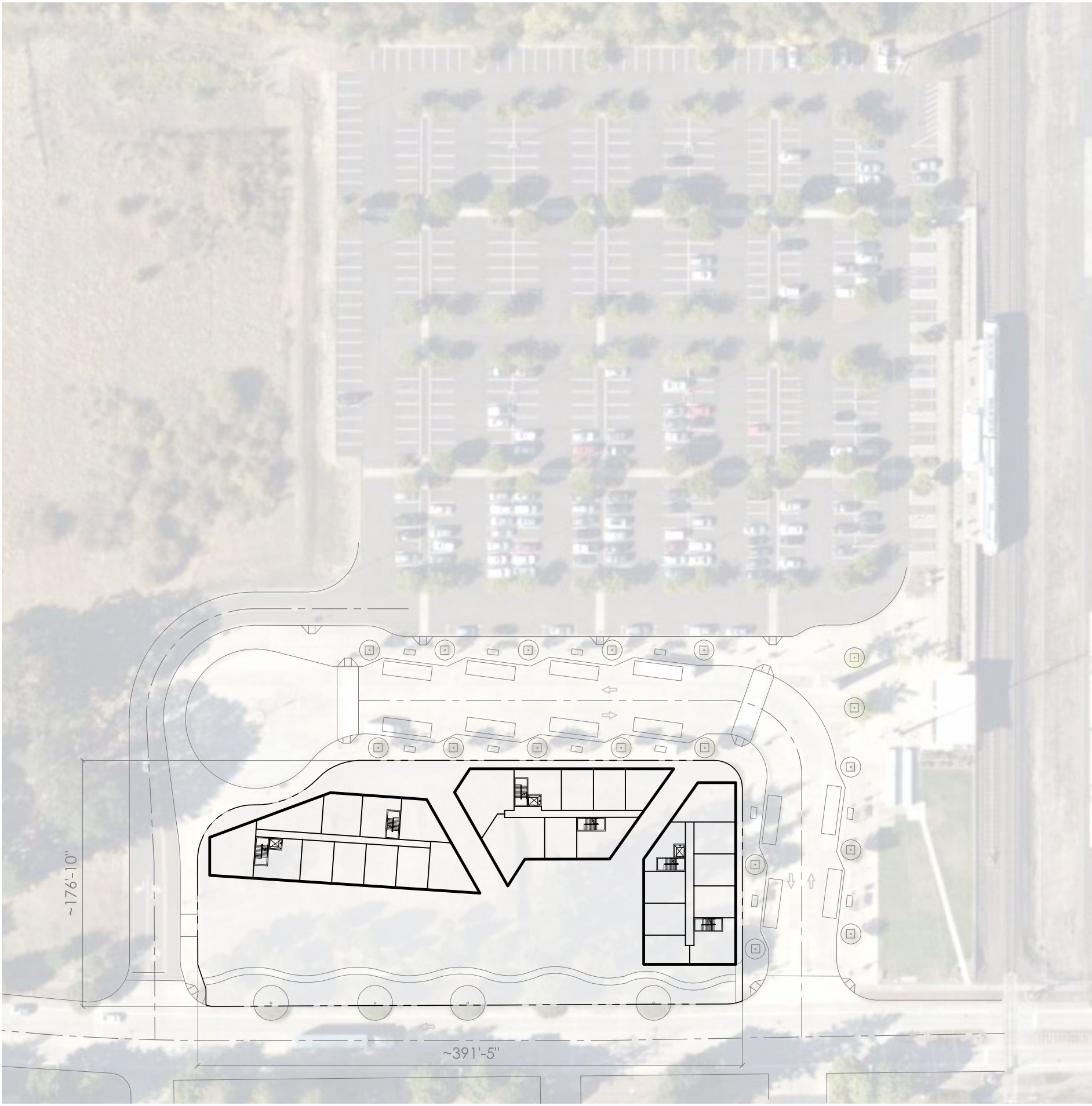
SITE DESIGN - OPTION B

MULTIPLE BUILDINGS
(TYPICAL UPPER FLOOR)

Option B (4 stories)			
Gross Site Area (sf)	65,725		
Open Space (sf)	Req.	Provided	
	16,431	21,300	
Residential Floor Area (sf)	89,000		
No. of Residential Units	89		
Active Ground Floor Area (sf)	15,000		
Total GSF	104,000		
Parking Spaces	Req.	Provided	
Active Ground Floor Uses*	57	16	
Residential**	89	89	

*Assumes that the 1,200 sf SMART transit facility does not require any additional parking on site, as users would predominantly use public transit or the existing Park & Ride lot for this use. Remainder of required parking is calculated at 4.1 per 1,000 sf of commercial space, as indicated in Table 5 in section 4.155 in the zoning code.

**Assumes a shared parking agreement is made to accommodate residential parking with the existing transit Park & Ride lot. The required number of stalls assumes that Development Review Board approves reduction in parking ratios req'd in Table 5 in section 4.155 in the zoning code that each dwelling unit requires 1 car parking space.



SITE DESIGN - OPTION C

ON-SITE PARKING (SITE PLAN & GROUND FLOOR PLAN)

Gross Site Area (sf)	65,725	
Open Space (sf)	Req. 16,431	Provided 10,600

Option C-1 (3 story building)		
Residential Floor Area (sf)	55,500	
No. of Residential Units	55	
Active Ground Floor Area (sf)	5,000	
Total GSF	60,500	
Parking Spaces	Req.	Provided
Active Ground Floor Uses*	16	16
Residential**	55	71

Option C-2 (4 story building)		
Residential Floor Area (sf)	79,000	
No. of Residential Units	79	
Active Ground Floor Area (sf)	5,000	
Total GSF	84,000	
Parking Spaces	Req.	Provided
Active Ground Floor Uses*	16	16
Residential**	79	71

*Assumes that the 1,200 sf SMART transit facility does not require any additional parking on site, as users would predominantly use public transit or the existing Park & Ride lot for this use. Remainder of required parking is calculated at 4.1 per 1,000 sf of commercial space, as indicated in Table 5 in section 4.155 in the zoning code.

**Assumes that Development Review Board approves reduction in parking ratios req'd in Table 5 in section 4.155 in the zoning code that each dwelling unit requires 1 car parking space.

