

Delta Logistics Site Expansion

DRB Panel A Public Hearing

May 8, 2023

Presented by: Cindy Luxhoj AICP, Associate Planner

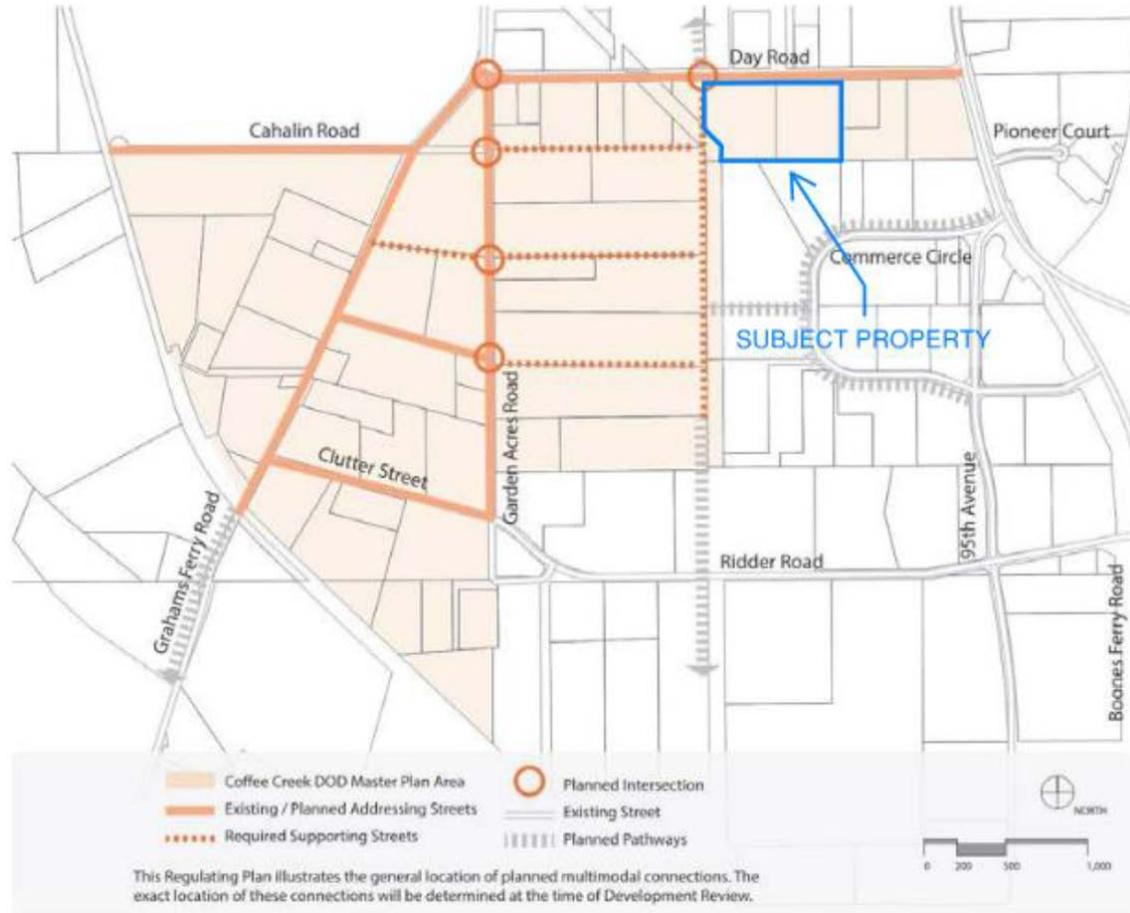


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Location



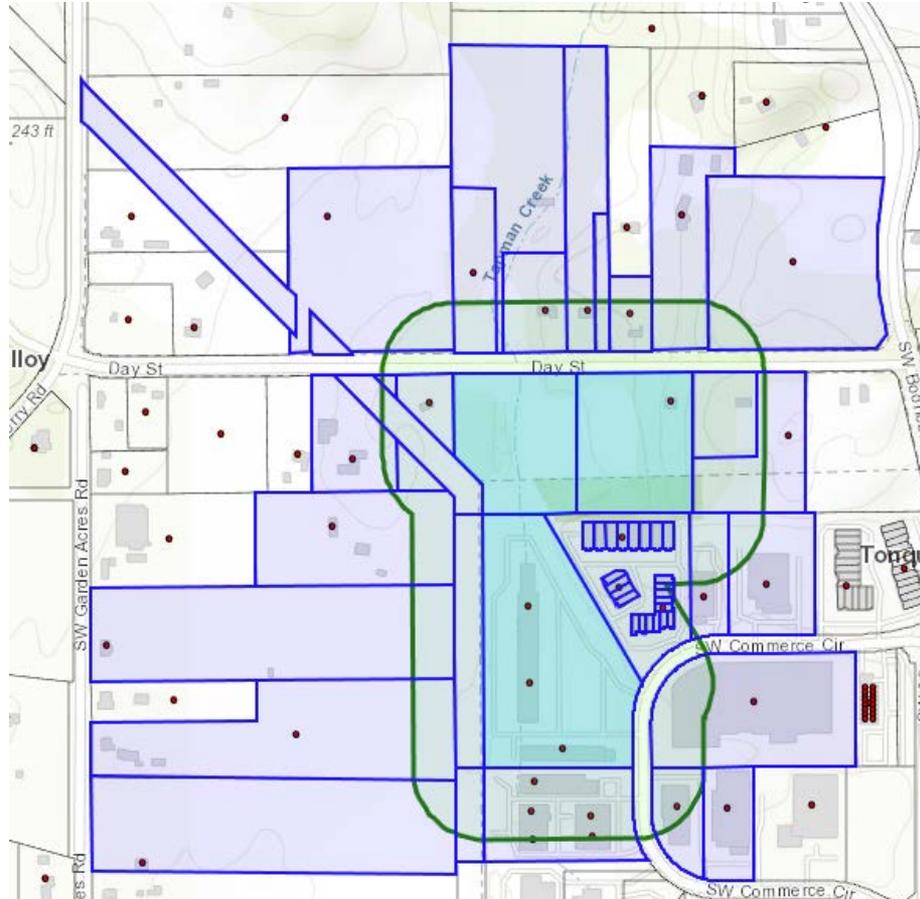
Coffee Creek Master Plan Area



Ordinances Approved by City Council

- **Ordinance No. 872** – Annexation of 9.17 acres
- **Ordinance No. 873** – Zone Map Amendment of 9.17 acres from FD-20 to PDI-RSIA

Noticing

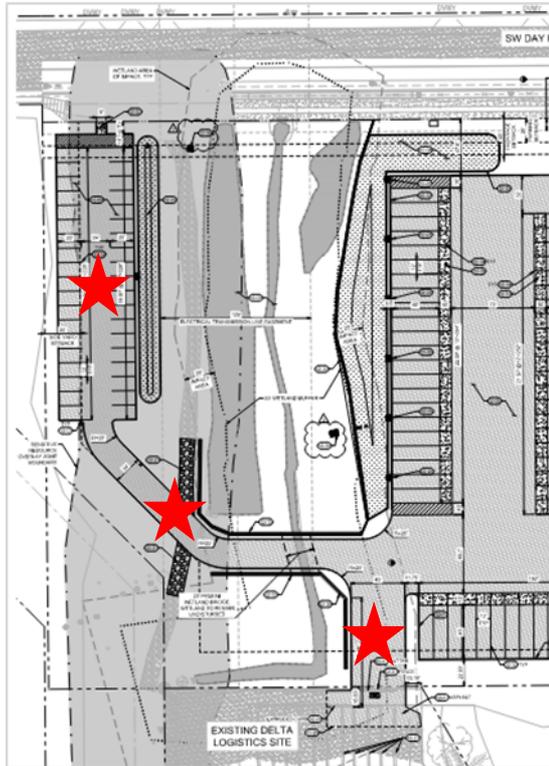


List of Applications

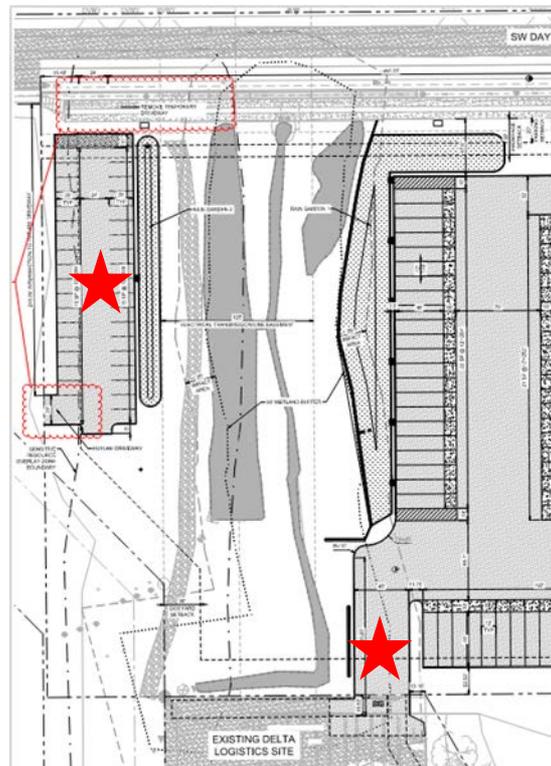
- Verifying Compliance with Clear & Objective Standards:
 - Stage 1 Preliminary Plan (STG122-0005)
 - Stage 2 Final Plan (STG222-00076)
 - Site Design Review (SDR22-0006)
 - Class 3 Sign Permit (SIGN22-0004)
 - Type C Tree Removal Plan (TPLN22-0005)
 - Standard SROZ Map Verification (SROZ22-0006)
 - Standard SRIR Review (SRIR22-0004)
- Discretionary Review
 - Waivers (WAIV22-0001)
 - Variance (VAR22-0001)

Applicant's Site Design Options

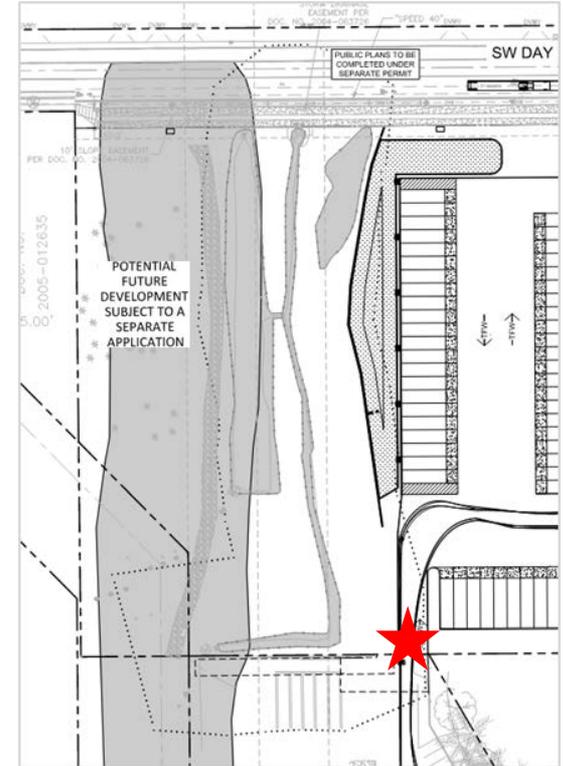
Option 1: Applicant's Preferred



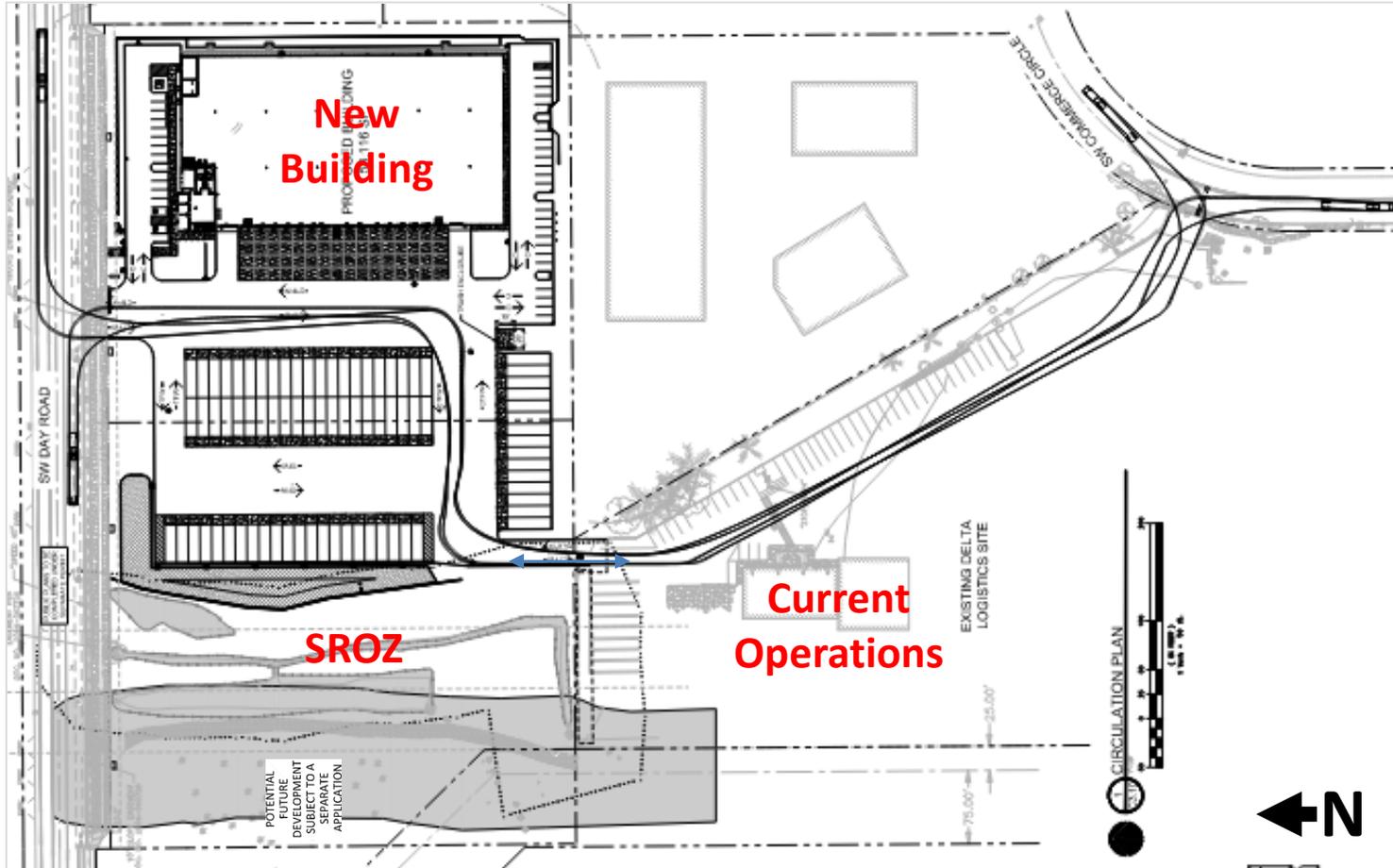
Option 2: Applicant's Alternate



Option 3: Staff Recommended



Stage 1 Preliminary Plan



Stage 2 Final Plan

Tabulation of Site Plan Features

Building Area	62,107 sf	
Parking Spaces	41	
Loading Spaces/Doors	17	
Landscape Area	117,433 sf	34.9%



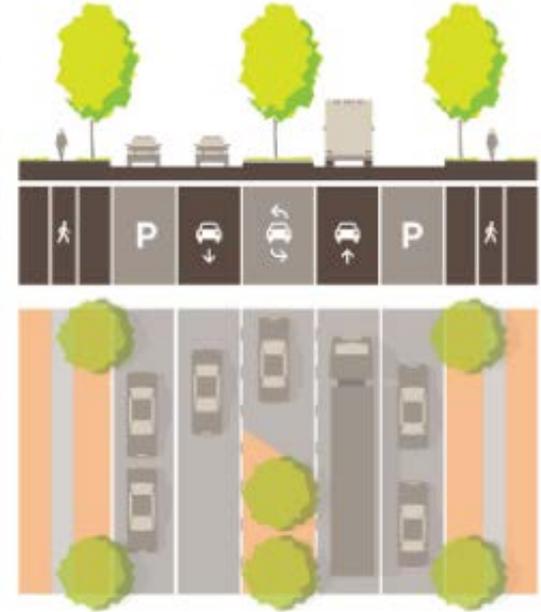
Stage 2 Final Plan – Regulating Plan



Figure CC-1 - Regulating Plan

Specifications for Supporting Streets

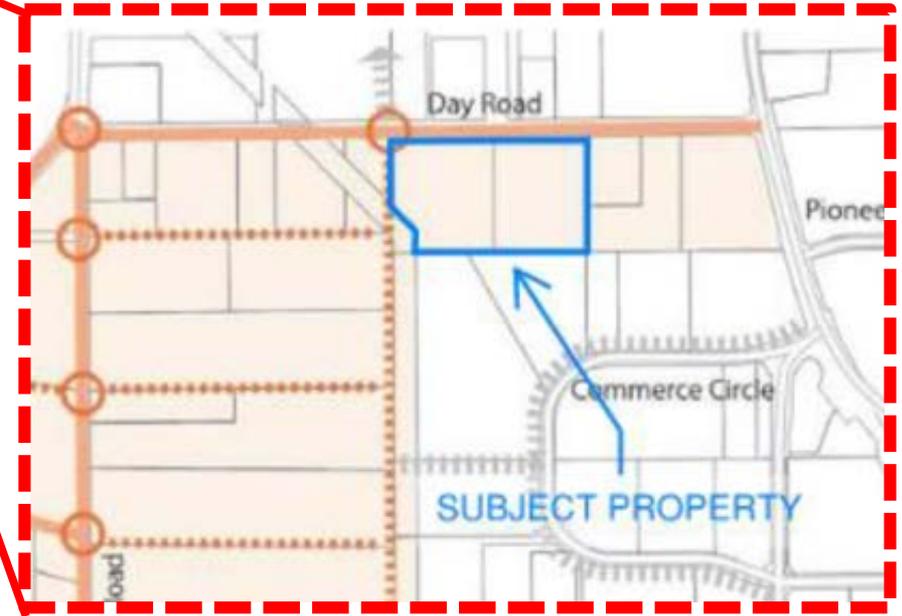
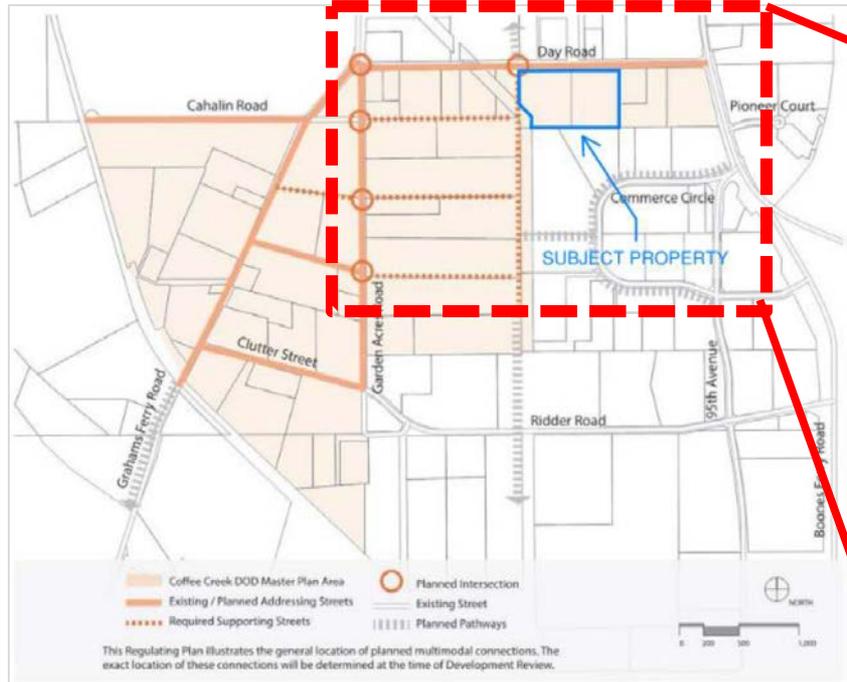
Type	Multimodal Connection*
Aesthetic Character / Identity	Minor Addressing Street
Role in Network	Bike, Pedestrian and Local Vehicular Connectivity
Design Speed	under 20 mph
Right-of-Way / Easement	Varies
Curb-to-Curb Width	24-54 feet
Travel Lanes (number)	2
Travel Lane Width	10-12 feet
Center Turn Lane Width	14 feet, max. (optional)
Parking Lane Width	8 feet (optional)
Bike Facilities	Shared Street
Sidewalk Width	6 feet (minimum)
Planting Strip Width	6 feet (minimum)
Planted Median Width	14 (minimum, optional)



*The Regulating Plan (Figure CC-1) illustrates the general location of planned multimodal connections. These are labeled as *Required Supporting Streets*. Within 300 feet of an Addressing Street, the exact location and design of these connections will be determined at the time of development review.

Figure CC-2 - Supporting Streets Standards

Stage 2 Final Plan – Regulating Plan



Stage 2 Final Plan - Traffic

- Evaluated intersections:
 - Signalized:
 - SW Boones Ferry Road/SW Day Road
 - SW Boones Ferry Road/SW 95th Ave
 - I-5 Southbound Ramps/SW Elligsen Road
 - I-5 Northbound Ramps/SW Elligsen Road
 - Two-way Stop-Controlled:
 - Site Access/SW Day Road
- Level of Service D or better
 - Operation at all evaluated intersections exceeds the minimum standard LOS D
- Condition of Approval to prohibit truck left-turn (west) movement onto SW Day Road from site driveway

Site Design Review



STOREFRONT:
CLEAR ANODIZED
ALUMINUM



GLAZING:
VISTACOO PACIFICA
+ SOLARBAN 60



DOCK DOORS:
FACTORY FINISH WHITE



CANOPY:
PAINTED STEEL CANOPY
(P-3)



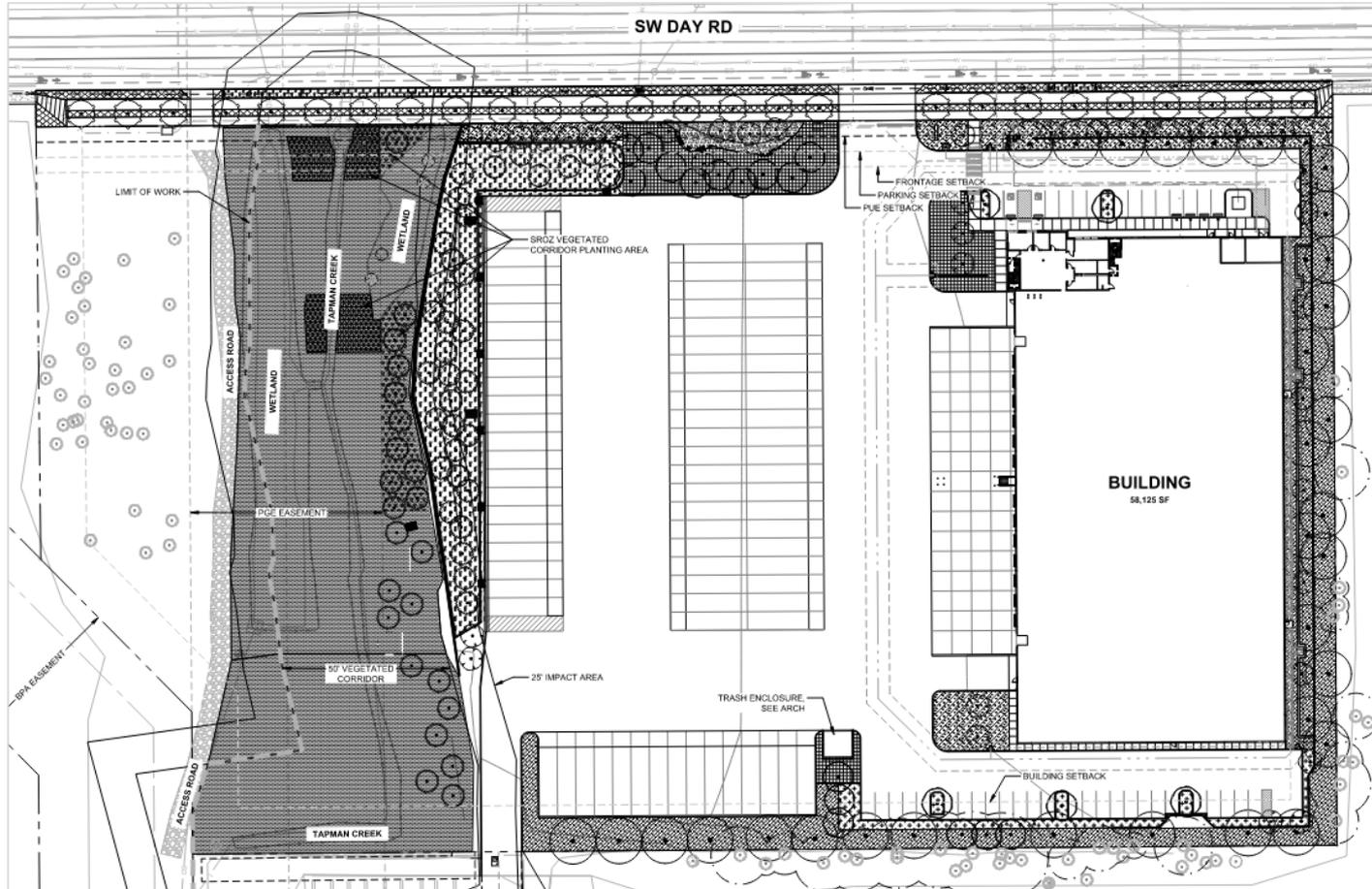
**PAINTED CONCRETE/
CONCRETE REVEALS**



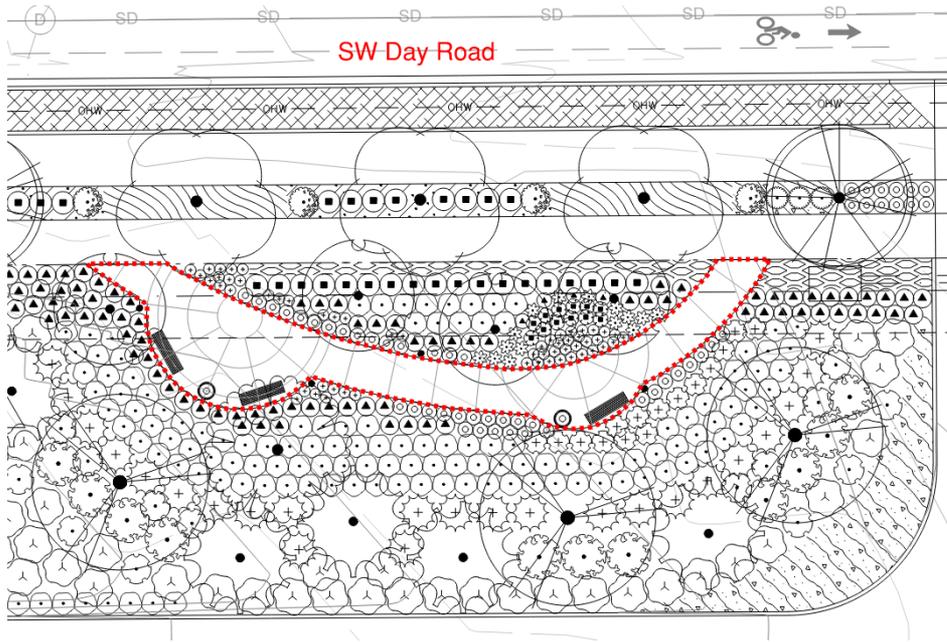
**PERFORATED METAL PANELS AT
SCREEN WALL AND BUILDING
BASE (SEE ATTACHED PRODUCT
INFO)**

Zinc Gray
SP: 0.25 CO: 0.86 SP: 37
RGB: 100 97 95

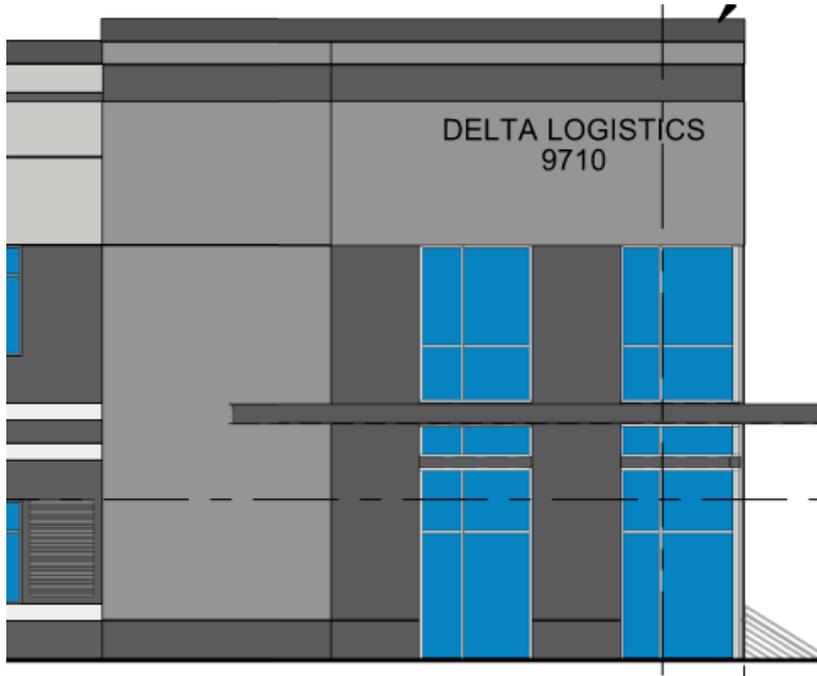
Site Design Review



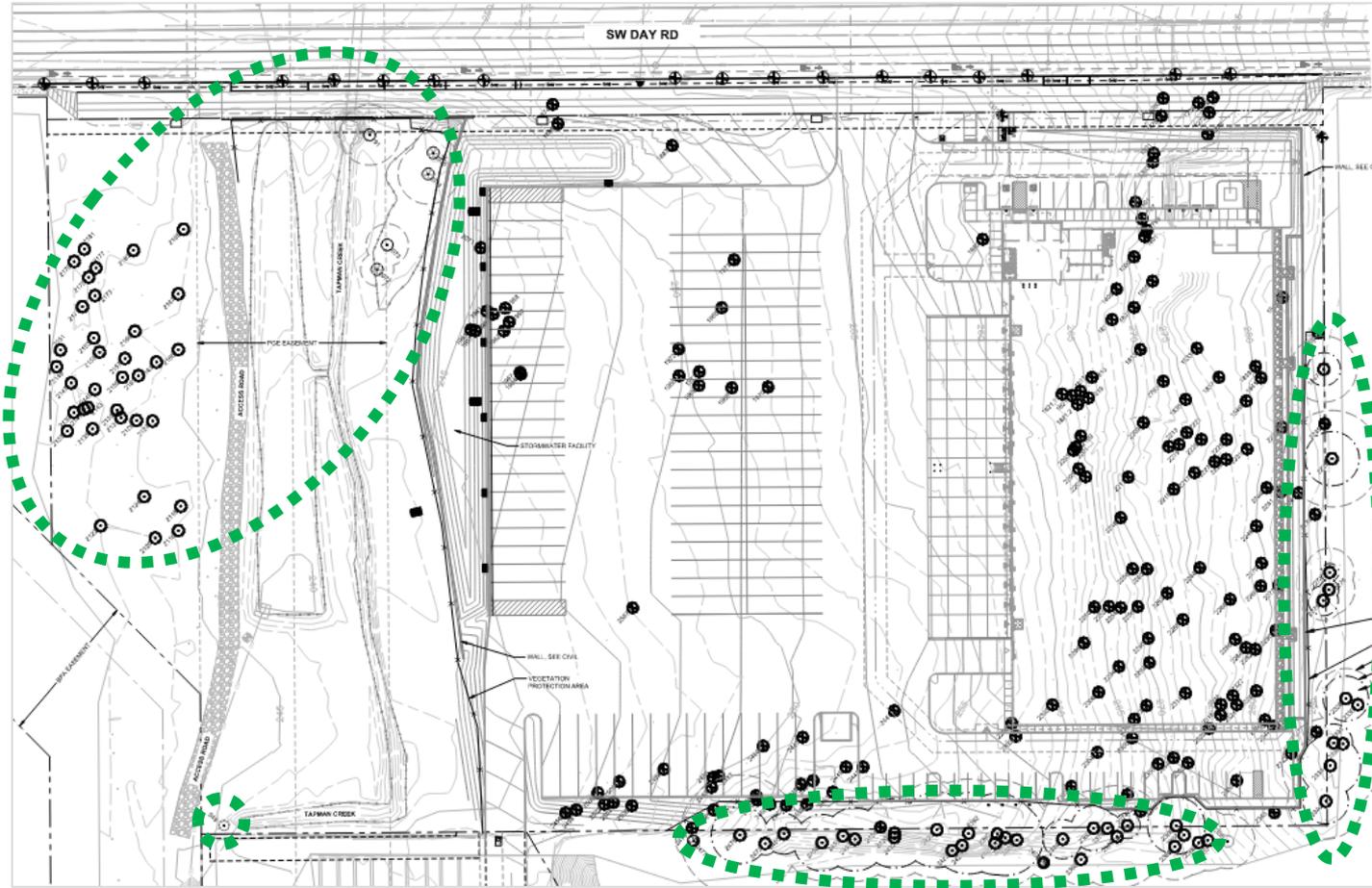
Site Design Review



Class 3 Sign Permit



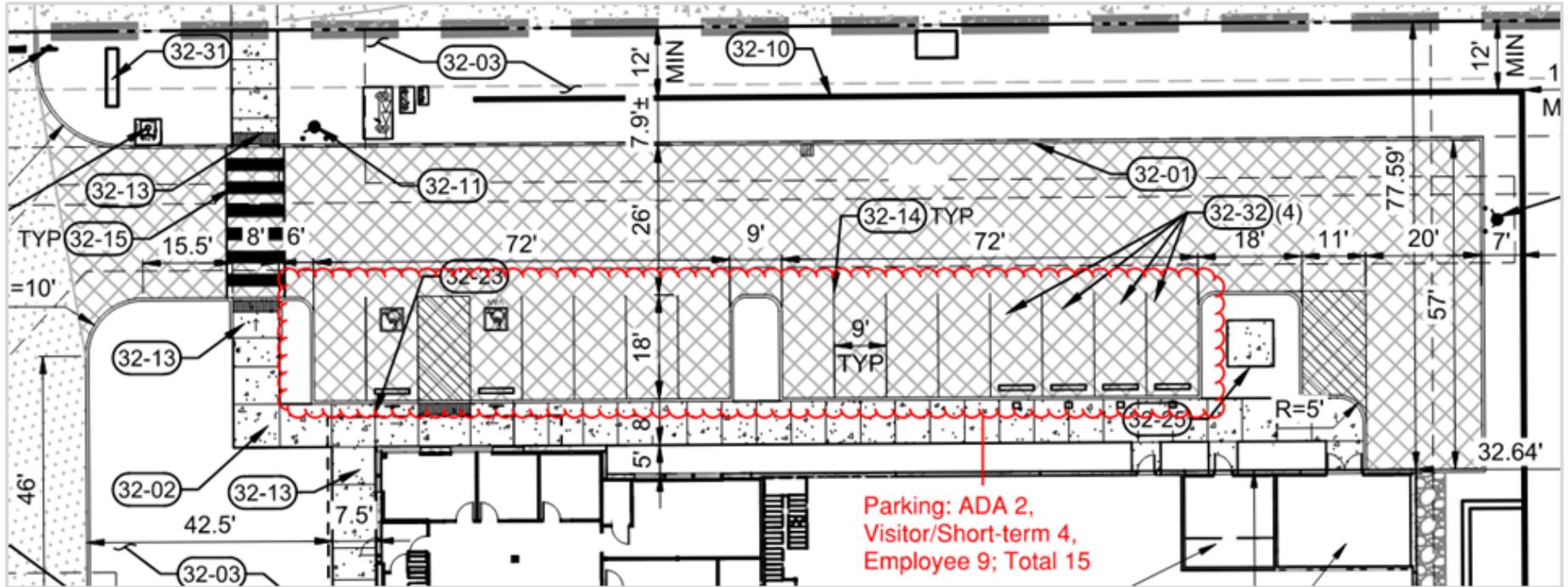
Type C Tree Removal Plan



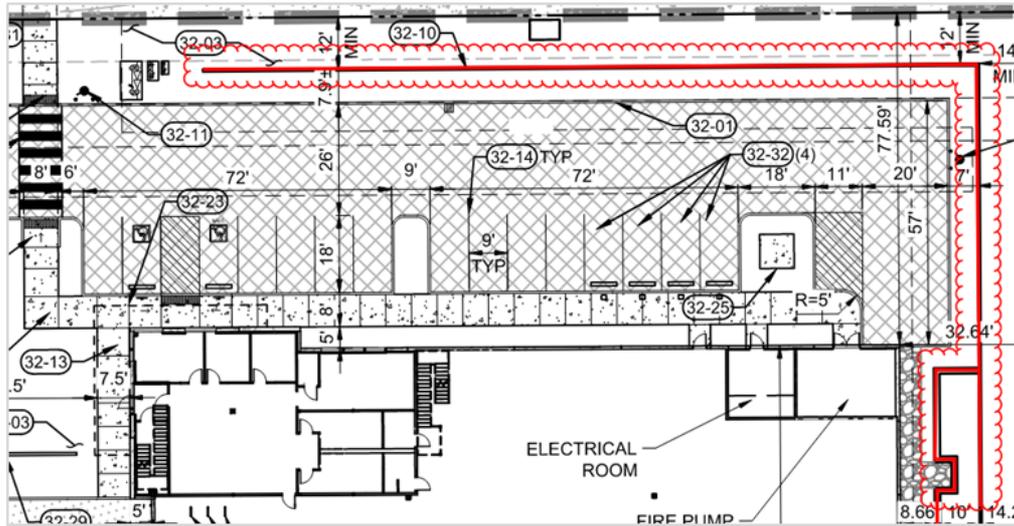
Discretionary Review - Waivers

- Waiver 1: Parking location/extent on an Addressing Street
- Waiver 2: Retaining wall height on an Addressing Street

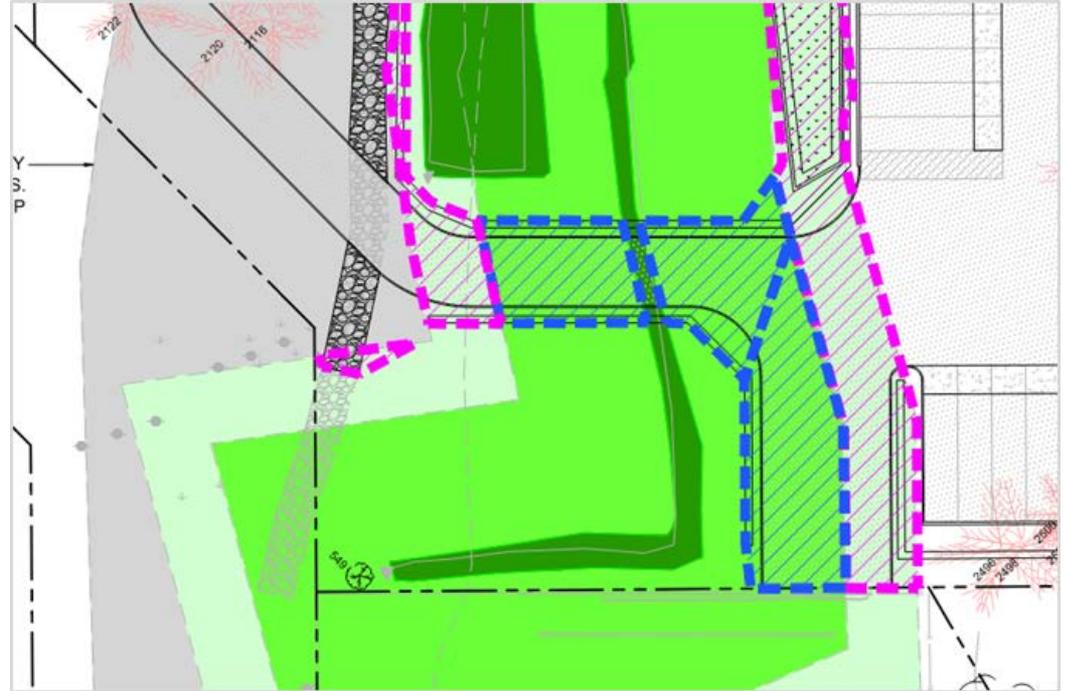
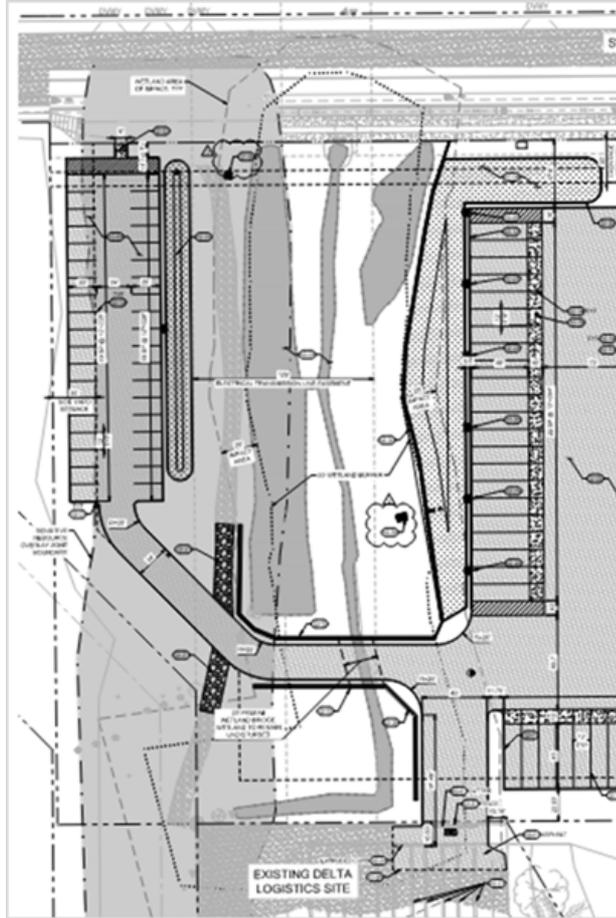
Discretionary Review – Waiver 1



Discretionary Review – Waiver 2



Discretionary Review - Variance



IMPACT AREA	ESTABLISHMENT
WETLAND, SQ FT	DELINEATED
WETLAND BUFFER, SQ FT	50' DELINEATION OFFSET
SROZ, SQ FT	25' OFFSET FROM BUFFER

Conditions of Approval PFA 3 & PFA 11

- **PFA 3. With the Public Works Permit:** The construction drawings shall show all necessary temporary water line looping to avoid long dead-end water lines. ~~Water line looping to the existing water line across the SW Commerce Circle site is required to improve system performance and reliability.~~
- **PFA 11. Prior to Final Building Certificate of Occupancy:** The applicant shall dedicate all necessary 15-foot water line easements. All fire hydrants and water lines serving those fire hydrants shall be publicly owned. Any portion of that system that is located outside of the right-of-way shall be located in a 15-foot easement.

Condition of Approval PFA 14

- **PFA 14. Prior to Final Building Certificate of Occupancy:** The applicant shall dedicate a 31-foot wide public access and utility easement along the western property line for the purposes of a future Supporting Street.

Discussion



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