



Exhibit A1
Staff Report
Wilsonville Planning Division
Primary School in Frog Pond
Development Review Board Panel 'A'
Quasi-Judicial Public Hearing
Amended and Adopted April 10, 2023
Added language ***bold italics underline***
Removed language ~~struck through~~

Hearing Date:	April 10, 2023
Date of Report:	April 3, 2023
Application No.:	DB22-0012 Primary School in Frog Pond
Request/Summary:	The requests before the Development Review Board include Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Class 3 Sign Permit and Waivers, and Type C Tree Removal Plan
Location:	7151 SW Boeckman Road. The property is specifically known as Tax Lot 4500, Section 12DC, and Tax Lot 400, Section 12DD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.
Owner/Applicant:	West Linn-Wilsonville School District (Contact: Remo Douglas)
Authorized Representative:	Keith Liden, AICP
Comprehensive Plan Designation:	Public
Zone Map Classification:	Public Facility
Staff Reviewers:	Cindy Luxhoj AICP, Associate Planner Amy Pepper, PE, Development Engineering Manager Kerry Rappold, Natural Resources Manager
Staff Recommendation:	<u>Approve with conditions</u> the Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Class 3 Sign Permit and Waivers, and Type C Tree Removal Plan.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.136	PF – Public Facility Zone
Section 4.137.5	Screening and Buffering (SB) Overlay Zone
Section 4.139 through 4.139.11	Significant Resource Overlay Zone (SROZ)
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Sections 4.156.01 through 4.156.11	Signs
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recyclables Storage
Section 4.199 through 4.199.60	
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.450 as applicable	Site Design Review
Sections 4.600 through 4.640.20	Tree Preservation and Protection
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan	
Frog Pond West Master Plan	

Vicinity Map



Background:

In July 2017 the City of Wilsonville adopted the Frog Pond West Master Plan for the subject property and surrounding area to guide development and implement the vision of previous planning efforts. The Frog Pond West Master Plan includes details on land use (including residential types and unit count ranges), location of other uses such as schools, residential and community design, transportation, parks and open space, and community elements such as lighting, street trees, gateways, and signs.

The new primary school site is 12.6 acres in size and consists of two parcels (Tax Lots 4500 and 400) identified as a “future school site” and “land banked” (future park site) in the Frog Pond West Master Plan. In 2019 as part of the Frog Pond Meadows subdivision annexation and Zone Map amendment (Ordinance Nos. 832 and 833), the future park property (Tax Lot 400) was annexed into the City and zoned PF (Public Facility) consistent with the Frog Pond West Master Plan. Subsequently in 2022 as part of the Frog Pond Estates subdivision annexation and Zone Map amendment (Ordinance No. 859 and 860), the primary school property (Tax Lot 4500) was annexed into the City and zoned PF consistent with the Master Plan.

Stemming from its historic rural use, a residence, pole barn, and two small accessory structures occupy the central portion of Tax Lot 4500. Tax Lot 400 is vacant. The trees on the site are generally clustered near the existing house and along the boundary between Tax Lots 4500 and 400.

The new primary school is proposed as envisioned in the Frog Pond Master Plan. The 12.6-acre property is owned by the West Linn-Wilsonville School District, and the northeastern portion is proposed to be sold to the City for use as a neighborhood park. The proposed primary school is planned to be constructed in two phases, with Phase 1 accommodating an enrollment of 350 students and 35 staff, and Phase 2 to include additional instruction space to raise the enrollment to 550 students, plus an additional 10 staff.

The Phase 1 development will include core facilities, such as the commons/gym, library, and food service designed to support the ultimate enrollment of 550 students. This phase will result in an approximately 58,130 square-foot, one-story building including:

- 16 classrooms
- Wellness/Commons/Gym
- Music classroom
- Library
- Makerspace
- Administrative offices
- Kitchen
- Main parking lot near Sherman Drive

The future Phase 2 addition of approximately 11,500 square feet (69,630 total) is proposed to include one additional wing of six classrooms and a two-classroom addition to a four-classroom wing from the first phase. In addition, a second parking lot is proposed in the northeastern portion of the school site to support the additional 200-student enrollment and staff.

This application requests the necessary City land use approvals, including a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Class 3 Sign Permit and Waivers, and Type C Tree Removal Plan to construct the new primary school as described above. A Class 1 Administrative Review of a lot line adjustment has been applied for separately to create the desired property configuration for the proposed school and adjacent City park uses. Although the lot line adjustment will not be reviewed by the Development Review Board, the applicant has included a preliminary plat showing the proposed configuration of the school and park properties as tentatively agreed by the District and City in their application materials (Exhibit B1).

Summary:

Stage 1 Preliminary Plan

The Stage 1 Preliminary Plan proposes a new primary school and associated improvements on the west part of the site and sale of the east part of the site to the City for a new neighborhood park. The Stage 1 Preliminary Plan reviews the overall development and layout for consistency with the Frog Pond West Master Plan and requirements of the Public Facility (PF) zone. See Request A.

Stage 2 Final Plan

The proposed Stage 2 Final Plan reviews the function and design of the proposed project, including consistency with the Stage 1 Preliminary Plan for a primary school and future park site. See Request B.

Site Design Review

The scope of the Site Design Review includes review of the design, architecture, location, and context of the building and site improvements, such as landscaping, lighting, exterior colors and finishes, and signs, for consistency with the Stage 2 Final Plan and Code standards. See Request C.

Class 3 Sign Permit and Waivers

The applicant proposes one (1) building mounted, one (1) freestanding sign with an electronic reader board, and three flag poles on the school site. The electronic reader board and third flag pole require waivers, which the applicant has requested at part of the current application. See Request D.

Type C Tree Removal Plan

The Type C Tree Removal Plan reviews inventoried trees on the site, which are proposed for removal or retention, and replacement/mitigation. See Request E.

Public Comments and Responses:

The City has received six (6) public comment letters about the proposed project (Exhibits D1 through D6). The comments express concerns about building orientation, site access, vehicular and bus traffic on surrounding streets, pedestrian and bicycle safety, noise and light pollution affecting existing residents, disruption to surrounding neighborhoods during construction and operation of the school, and landscaping. Public comments have been forwarded to the applicant so that they may respond to community concerns during their presentation at the Development Review Board public hearing.

Discussion Points – Verifying Compliance with Standards:

This section provides a discussion of key clear and objective development standards that apply to the proposed applications. The Development Review Board will verify compliance of the proposed applications with these standards. The ability of the proposed applications to meet these standards may be impacted by the Development Review Board’s consideration of discretionary review items as noted in the next section of this report.

Phasing of Improvements

The proposed primary school is planned to be constructed in two phases. Phase 1 will accommodate an enrollment of 350 students and 35 staff, and Phase 2 will include additional instruction space to raise the enrollment to 550 students, plus an additional 10 staff. The core facilities, such as the library, gymnasium, auditorium, and administrative offices are proposed to be built in the first phase to accommodate full enrollment.

Traffic and Queuing

The Transportation Impact Analysis (see Exhibit B1) performed by the City’s consultant, DKS Associates, identifies the most probable used intersection for evaluation as:

- Signalized Control:
 - SW Boeckman Road-SW Advance Road/SW Stafford Road-SW Wilsonville Road
- Two-way Stop-Controlled:
 - SW Boeckman Road/SW Willow Creek Drive
 - SW Boeckman Road/SW Laurel Glen Street
 - SW Boeckman Road/SW Sherman Drive
- All-way Stop-Controlled:
 - SW Boeckman Road/SW Canyon Creek Road

The Level of Service (LOS) D standard will continue to be met by existing street improvements at the studied intersections with existing, planned, and this proposed development, with the exception of the SW Boeckman Road/SW Canyon Creek Road intersection, as follows:

TABLE 3: EXISTING 2022 INTERSECTION OPERATIONS

INTERSECTION	OPERATING STANDARD	AM PEAK HOUR			AFTERNOON PEAK HOUR			PM PEAK HOUR		
		V/C	DELAY	LOS	V/C	DELAY	LOS	V/C	DELAY	LOS
SIGNALIZED CONTROL										
BOECKMAN RD-ADVANCE RD/ STAFFORD RD- WILSONVILLE RD	LOS D	0.46	12.4	B	0.67	14.6	B	0.68	19.0	B
TWO-WAY STOP-CONTROLLED										
BOECKMAN RD/ WILLOW CREEK DR	LOS D	0.18	15.7	A/C	0.29	22.2	A/C	0.10	17.4	A/C
BOECKMAN RD/ LAUREL GLEN ST	LOS D	0.13	14.1	A/B	0.08	15.9	A/C	0.11	15.8	A/C
BOECKMAN RD/ SHERMAN DR	LOS D	0.06	12.3	A/B	0.06	13.7	A/B	0.06	13.7	A/B
ALL-WAY STOP-CONTROLLED										
BOECKMAN RD/ CANYON CREEK RD	LOS D	0.52	13.3	B	0.64	16.8	C	0.72	21.1	C

SIGNALIZED INTERSECTION:
Delay = Average Intersection Delay (secs)
v/c = Total Volume-to-Capacity Ratio
LOS = Total Level of Service

TWO-WAY STOP CONTROLLED INTERSECTION:
Delay = Critical Movement Delay (secs)
v/c = Critical Movement Volume-to-Capacity Ratio
LOS = Critical Levels of Service (Major/Minor Road)

ALL-WAY STOP CONTROLLED INTERSECTION:
Delay = Average Intersection Delay (secs)
v/c = Critical Movement Volume-to-Capacity Ratio
LOS = Total Level of Service

Bold/Highlighted = Does not meet the operating standard/mobility target

TABLE 7: INTERSECTION OPERATIONS – PM PEAK HOUR

INTERSECTION	OPERATING STANDARD	EXISTING + PROJECT			EXISTING + STAGE II			EXISTING + PROJECT + STAGE II		
		V/C	DELAY	LOS	V/C	DELAY	LOS	V/C	DELAY	LOS
SIGNALIZED CONTROL										
BOECKMAN RD-ADVANCE RD/ STAFFORD RD- WILSONVILLE RD	LOS D	0.69	21.4	C	0.73	22.8	C	0.74	23.1	C
TWO-WAY STOP-CONTROLLED										
BOECKMAN RD/ WILLOW CREEK DR	LOS D	0.11	18.3	A/C	0.14	23.9	A/C	0.17	25.6	A/D
BOECKMAN RD/ LAUREL GLEN ST	LOS D	0.14	18.6	A/C	0.16	21.4	A/C	0.18	22.9	A/C
BOECKMAN RD/ SHERMAN DR	LOS D	0.15	16.2	A/C	0.13	17.2	A/C	0.25	20.8	A/C
ALL-WAY STOP-CONTROLLED										
BOECKMAN RD/ CANYON CREEK RD	LOS D	0.73	21.7	C	0.94	36.5	E	0.95	38.0	E

SIGNALIZED INTERSECTION:
Delay = Average Intersection Delay (secs)
v/c = Total Volume-to-Capacity Ratio
LOS = Total Level of Service

TWO-WAY STOP CONTROLLED INTERSECTION:
Delay = Critical Movement Delay (secs)
v/c = Critical Movement Volume-to-Capacity Ratio
LOS = Critical Levels of Service (Major/Minor Road)

ALL-WAY STOP CONTROLLED INTERSECTION:
Delay = Average Intersection Delay (secs)
v/c = Critical Movement Volume-to-Capacity Ratio
LOS = Total Level of Service

Bold/Highlighted = Does not meet the operating standard/mobility target

As discussed in the Transportation Impact Analysis, the SW Boeckman Road/SW Canyon Creek Road intersection operates at an overall LOS E in the Existing + Stage II and Existing + Stage II + Project scenarios. The Wilsonville Transportation System Plan (TSP) already specifies intersection improvements as a high priority project as part of project UU-01.14. As such, the developer’s Transportation System Development Charge (SDC) will contribute to the City’s fund to implement the improvements and no additional off-site mitigations or conditions of approval are

necessary. Construction of the intersection improvements will be coordinated with the other tasks in the project UU-01 Boeckman Road Dip Improvements, with design work currently in the process and construction estimated to begin in 2023.

TABLE 8: MITIGATION INTERSECTION OPERATIONS – PM PEAK HOUR

INTERSECTION	MITIGATION TRAFFIC CONTROL	OPERATING STANDARD	EXISTING + PROJECT + STAGE II		
			V/C	DELAY	LOS
BOECKMAN RD/ CANYON CREEK RD	Traffic Signal (with left turn lanes)	LOS D	0.59	14.8	B
BOECKMAN RD/ CANYON CREEK RD	Roundabout (Single-Lane)	LOS D	0.54	9.5	A

SIGNALIZED INTERSECTION:

Delay = Average Intersection Delay (secs)
v/c = Total Volume-to-Capacity Ratio
LOS = Total Level of Service

ROUNDAOBT INTERSECTION:

Delay = Average Intersection Delay (secs)
v/c = Critical Movement Volume-to-Capacity Ratio
LOS = Total Level of Service

Bold/Highlighted = Does not meet the operating standard/mobility target

The project will add an additional 406 AM peak hour trips (220 in, 186 out), 247 Afternoon peak hour trips (114 in, 133 out), and 87 PM peak hour trips (39 in, 48 out). the proposed development is expected to generate one (1) new PM peak hour trip through the I-5/SW Wilsonville Road interchange area and one (1) new PM peak hour trip through the I-5/SW Elligsen Road interchange area.

TABLE 4: VEHICLE TRIP GENERATION

LAND USE	ITE DESCRIPTION (CODE)	UNITS	AM PEAK TRIPS			AFTERNOON PEAK TRIPS			PM PEAK TRIPS			WEEK DAY
			IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL	
NEW PRIMARY SCHOOL	ELEMENTARY SCHOOL (520)	550 Students	220	187	407	114	134	248	40	48	88	1,249
EXISTING HOME REMOVED	SINGLE-FAMILY HOUSING (210)	1 Lot	0	1	1	0	1	1	1	0	1	15
Total Net New Trips			220	186	406	114	133	247	39	48	87	1,234

In addition to the vehicular trips generated, eight (8) school buses were included in the analysis of the transportation system and distributed based on conceptual school boundary estimates for the proposed primary school. The eight (8) buses will add 16 trips (8 in, 8 out) in the AM and Afternoon peak hours at the bus access on SW Boeckman Road.

TABLE 5: SCHOOL BUS TRIP GENERATION

LAND USE	TYPE OF ADDITIONAL TRIPS	UNITS	AM PEAK TRIPS			AFTERNOON PEAK TRIPS			PM PEAK TRIPS			WEEK DAY
			IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL	
NEW PRIMARY SCHOOL	SCHOOL BUSES	Number of Buses	8	8	16	8	8	16	0	0	0	32
Operations Analysis Volumes			16	16	31	16	16	32	0	0	0	64

As discussed in the Transportation Impact Analysis, the main entrance and parking lot provide a drive aisle loop with a student drop-off and pick-up curb that is striped as approximately 300 feet long, which has the potential to accommodate up to 12 vehicles at a time for student loading when considering 25 feet of space per vehicle. Queuing of vehicles for student drop-off and pick-up can be very variable, depending on the site layout, efficiency of parking aide staff, and length of queuing area versus length of actual curbside loading area. With the long curbside loading area and availability of additional queuing space through the parking lot (totaling over 750 feet), this should prevent vehicle queues from spilling out of the site onto SW Sherman Drive.

The bus access provides queuing and loading areas for school buses and separates parent pick-up and drop-off from the school buses. There is approximately 275 feet of curb space for buses, which has the potential to accommodate up to five (5) buses at a time when considering 50 feet of space per bus. The school has estimated that a maximum of eight (8) school buses will be needed for the school. Therefore, the Transportation Impact Analysis recommends that bus arrival and departure times be coordinated so that all buses are not parked at one time in the loading area or that additional curb space be provided to accommodate all eight (8) buses at once.

Bicycle Parking

The Transportation Impact Analysis assumed 22 classrooms in a 60,000-square-foot building at full buildout of Phases 1 and 2 of the new primary school, which resulted in a need for 97 bicycle parking spaces. However, the Phase 1 floor plan includes 58,103 square feet and 16 classrooms, with an additional 11,500 square feet of floor area and 8 more classrooms at full buildout of Phase 2, which is 9,630 square feet and 2 more classrooms than anticipated in the Transportation Impact Analysis. Thus, the applicant’s plans do not provide adequate bicycle parking to comply with Subsection 4.155 (.04) A. of the Code. To address this discrepancy, the applicant provides 52 bicycle parking spaces in Phase 1 and a condition of approval requires the applicant to demonstrate compliance with the standard prior to temporary occupancy of the school building.

Street Demonstration Plan Compliance

The Street Demonstration Plan is an illustrative layout of the desired level of connectivity in the Frog Pond West neighborhood and is intended to be guiding, not binding, allowing for flexibility provided that overall connectivity goals are met. As discussed in Finding B21 of this staff report, the block size and shape, access, and connectivity of the proposed school site complies with

Figure 18 of the Frog Pond West Master Plan for SW Sherman Drive and SW Brisband Street; however, the applicant has proposed an alternative to the Pedestrian Connection shown in Figure 18 along the property's east boundary.

As described in the applicant's code response and explained in detail in Finding B21, they propose as an alternative a pathway from the SW Boeckman Road sidewalk that travels north along the bus lane to a path that meanders north along the eastern side of the school building to SW Brisband Street. For security purposes, this path will be gated during school hours but opened to the public at other times to facilitate access. During school hours the pedestrian route would continue along the bus lane to the front of the building and then onto the northwest corner of the site along SW Sherman Drive, which then connects to SW Brisband Street, thus completing the intent of the Master Plan while addressing school security.

Tree Removal and Preservation

There are 63 trees inventoried for the proposed development on the applicant's tree protection and removal plan (Sheet LU 201 in Exhibit B2); these do not include trees on the future City park portion of the site that will not be impacted by development on the school site. The trees include a variety of fruit and ornamental trees, as well as cottonwood, birch and Douglas fir, planted around the existing house and outbuildings and are not significant native grown trees. Of the 63 trees, 47 trees are proposed for removal in Phase 1 construction and 16 preserved. Of the 16 preserved trees, 13 are proposed for removal in Phase 2 when construction occurs in the future. The applicant proposes planting in excess of 90 trees on the site and as street trees, exceeding the required 1:1 mitigation ratio.

Discussion Points – Discretionary Review:

The Development Review Board may approve or deny items in this section based upon a review of evidence submitted by the applicant.

Sign Waivers

The Development Review Board may grant sign waivers as part of a comprehensive review of the design and function of an entire site to bring about an improved design.

The applicant has requested two (2) sign waivers, one (1) to allow a third flag pole and one (1) to allow an electronic reader board in the proposed monument sign on SW Sherman Drive. As discussed in detail in Findings D8 through D17 under Request D, the applicant's narrative provides responses to the four review criteria for sign waiver requests.

Two (2) flagpoles up to a maximum of 30 feet in height on a site are exempt from sign permit requirements. However, the applicant proposes three (3) flagpoles to fly the required School District flags and has requested a waiver to the sign permit requirements for the third pole. The proposed configuration will allow the three (3) flags to be displayed properly when half-mast protocol is in effect, each pole will be adequately lit from above, and the third flagpole is

complementary in design and placement to the two (2) allowed by the standard while meeting the State requirement.

Changeable copy signs, such as the proposed electronic reader board, are listed as prohibited signs in Subsection 4.156.06 (.01) D. However, a waiver may be granted to allow them as long as it is ensured specific criteria are met regarding automatic dimming technology, luminance of the sign, and copy hold time. While grouped under prohibited signs, the intention of the code is to make the signs conditionally permitted. As no conditionally permitted sign section exists currently, these signs were grouped in the prohibited sign section as that is where language regarding these signs previously existed in the code. The proposed electronic reader board design is complementary in design to the monument sign and school building and complies with waiver criteria with respect to display, illumination, copy hold time, and dimming technology.

Conclusion and Conditions of Approval:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. The Staff Report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board recommend approval to City Council or approve, as relevant, the proposed application (DB22-0012) with the following conditions:

Planning Division Conditions:

Request A: Stage 1 Preliminary Plan (STG122-0008)

PDA 1.	General: Minor changes in an approved Stage 1 Preliminary Plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan and other changes as authorized by the Development Code to be reviewed through a Class 2 Administrative Review Process. All other modifications, including extension or revision of the staged development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.
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Request B: Stage 2 Final Plan (STG222-0010)

PDB 1.	General: The approved Stage 2 Final Plan shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. The Planning Director through the Class 1 Administrative Review Process may approve minor changes to the Final Plan if such changes are consistent with the purposes and general character of the Final Plan and other changes as authorized by the Development Code to be reviewed through a Class 2 Administrative Review Process. All other modifications shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.
PDB 2.	Prior to Temporary Occupancy: The applicant shall install curb stops in parking spaces to ensure that landscaped areas and pedestrian walkways will not be encroached upon by parked vehicles. See Finding B29.
PDB 3.	Prior to Temporary Occupancy: All crosswalks shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-colored concrete inlay between asphalt, or similar contrast). See Finding B26.
PDB 4.	Prior to Construction of the Phase 2 Parking Addition: The applicant shall submit a landscape plan to for the parking area to the City for review and approval. See Finding B35.
PDB 5.	The applicant's plans do not provide adequate bicycle parking to comply with the standard. Prior to Temporary Occupancy: The applicant shall demonstrate compliance with the bicycle parking standard (Subsection 4.155 (.04) A.) and install

	the appropriate number of bicycle racks in Phase 1 and, subsequently Phase 2, of the school building. See Finding B37
PDB 6.	<u>Prior to Final Occupancy:</u> A waiver of remonstrance against formation of a local improvement district (LID) shall be recorded in the County Recorder’s Office as well as the City’s Lien Docket. In light of the developer’s obligation to pay an Infrastructure Supplemental Fee and Boeckman Bridge Fee the LID Waiver may be released upon official recording of the release of the waiver only after payment of the Infrastructure Supplemental Fee and Boeckman Bridge Fee. Further, the developer shall pay all costs and fees associated with the City’s release of the LID Waiver. See Finding B53.

Request C: Site Design Review (SDR22-0011)

PDC 1.	<u>General:</u> Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030.
PDC 2.	<u>Prior to Final Occupancy:</u> All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties. See Finding C22.
PDC 3.	<u>Prior to Temporary Occupancy:</u> All landscaping required and approved by the DRB shall be installed prior to occupancy of the proposed development unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the DRB, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding C15.
PDC 4.	<u>Ongoing:</u> The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, pursuant to the applicable sections of Wilsonville’s Development Code. See Finding C16.
PDC 5.	<u>Ongoing:</u> All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the DRB, unless altered as allowed by Wilsonville’s Development Code. See Findings C17 and C18.

PDC 6.	<p>General: The following requirements for planting of shrubs and ground cover shall be met:</p> <ul style="list-style-type: none"> • Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch. • Native topsoil shall be preserved and reused to the extent feasible. • Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings. • All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10-inch to 12-inch spread. • Shrubs shall reach their designed size for screening within three (3) years of planting. • Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4-inch pot spaced 2 feet on center minimum, 2-1/4-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% of the bare soil in required landscape areas within three (3) years of planting. • Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations. • Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. See Finding C23.
PDC 7.	<p>General: All trees shall be balled and burlapped and conform in size and grade to “American Standards for Nursery Stock” current edition. See Finding C25.</p>
PDC 8.	<p>Ongoing: Plant materials shall be installed to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding C30.</p>
PDC 9.	<p>Prior to issuance of any Public Works permits: The applicant / owner shall submit information demonstrating compliance with the Public Works Standards and Frog Pond West Master Plan. The street lighting shall be Aurora style streetlights, as Westbrook is no longer approved by PGE. The applicant/owner shall provide a ‘stamped’ engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets. See Finding C42.</p>
PDC 10.	<p>Prior to Non-Grading Building Permit Issuance: Final review of the proposed building lighting’s conformance with the Outdoor Lighting Ordinance will be determined at the time of Building Permit issuance. See Findings C39.</p>

Request D: Class 3 Sign Permit and Waivers (SIGN22-0012)

PDD 1.	Ongoing: Approved signs shall be installed in a manner substantially similar to the plans approved by the DRB and stamped approved by the Planning Division.
PDD 2.	Prior to Sign Installation/Ongoing: The Applicant/Owner of the property shall obtain all necessary building and electrical permits for the approved signs, prior to their installation, and shall ensure that the signs are maintained in a commonly-accepted, professional manner
PDD 3.	Ongoing: The Applicant/Owner shall ensure that the brightness of the approved reader board sign automatically adjusts in direct correlation with ambient light conditions, and appropriate functioning of the dimming technology for the life of the sign. See Finding D16.
PDD 4.	Ongoing: The Applicant/Owner shall ensure that the approved reader board sign does not exceed 5000 candelas per square meter between sunrise and sunset, or 500 candelas per square meter between sunset and sunrise. See Finding D17.
PDD 5.	Ongoing: The Applicant/Owner shall ensure the approved reader board sign maintains a copy hold time of at least fifteen (15) minutes. See Finding D18.
PDD 6.	Prior to Final Occupancy: All street signs shall be installed and utilize the City-approved sign cap on street name signs matching the design used in the previously approved subdivisions within Frog Pond West. The school district will buy the signs from the City. See Finding D41.

Request E: Type C Tree Removal Plan (TPLN22-0009)

PDE 1.	General: This approval for removal applies only to the 47 trees in Phase 1 and additional 13 trees in Phase 2 identified in the applicant’s submitted Tree Maintenance and Protection Plan, see Exhibit B2. All other trees on the property shall be maintained unless removal is approved through separate application.
PDE 2.	Prior to Grading Permit Issuance: The applicant/owner shall submit an application for a Type C Tree Removal Permit for the phase(s) of development impacted by the grading permit on the Planning Division’s Development Permit Application form, together with the applicable fee. In addition to the application form and fee, the applicant/owner shall provide the City’s Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the Development Review Board. The applicant/owner shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by the Planning Division staff.
PDE 3.	Prior to Temporary Occupancy: The applicant/owner shall install the required mitigation trees, as shown in the applicant’s Sheets LU 206 through LU 208 per Section 4.620 WC. See Finding E9.
PDE 4.	Prior to Commencing Site Grading: The applicant/owner shall install 6-foot-tall chain-link fencing around the drip line of preserved trees. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. See Finding E12.

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

Engineering Division Conditions:

PFB 1.	Ongoing: Public Works Plans and Public Improvements shall conform to the "Public Works Plan Submittal Requirements and Other Engineering Requirements" in Exhibit C1
PFB 2.	Prior to At the Issuance of Any Building Permits: The applicant shall enter into a Development Agreement or Intergovernmental Cooperative Agreement with the City <u>pay an Infrastructure Supplemental Fee of \$24,465.00 per equivalent dwelling unit, as adjusted pursuant to City Resolution No. 2649. The applicant shall also pay the Boeckman Bridge fee of \$1,393.00 per equivalent dwelling unit as adjusted pursuant to City Resolution No. 2649, for the construction of Boeckman Bridge. Per the Frog Pond West Infrastructure Funding Plan, the project site equates to 43 equivalent dwelling units.</u>
PFB 3.	The Traffic Impact Study for the project (DKS, October 2022) found that the level of service (LOS) at the intersection of Boeckman Road and Canyon Creek Road will fall below LOS D. The City has identified intersection improvements as part of project UU-01 in the Transportation System Plan. The City is responsible for the actual reconstruction/improvement to SW Boeckman Road per the Frog Pond West Master Plan and Transportation System Plan. The City has identified funding for design and construction for design and construction as CIP 4206 in the proposed budget for FY 2023 and construction is anticipated to commence in 2023.
PFB 4.	Streets shall be primarily constructed per the street type and cross-section as shown in the Frog Pond West Master Plan. Prior to Issuance of the Public Works Permit: Submit construction drawings to Engineering showing street improvements along the development's frontage on SW Sherman Drive, including street widening to accommodate two travel lane, parking lane, curb, planter strip, street trees, sidewalk, streetlights, fire access, and driveway approach along the site frontage. Additionally, the drawings shall show street improvements along the development's frontage on SW Brisband Street, including a minimum pavement width of 20 feet, curb, sanitary

	sewer, water line, storm main, planter strip, street trees, sidewalk, street lights and a driveway approach along the site frontage. Street improvements shall be constructed in accordance with the Public Works Standards.
PFB 5.	The Frog Pond West Master Plan identifies a pedestrian connection at approximately the eastern property line of the project. However, SW Wehler Way was constructed further west than anticipated in the Street Demonstration Plan. The north-south pedestrian connection in the vicinity of this project will be partially constructed with the future park improvements. A pedestrian connection will be constructed through the project site that will be open to the public outside of school hours. <u>Prior to Issuance of the Public Works Permit:</u> Submit construction drawings to Engineering showing pedestrian connectivity improvements from the internal pedestrian routes to SW Wehler Way across Tax Lots 400 and 5100.
PFB 6.	<u>Prior to Issuance of the Public Works Permit:</u> A final stormwater report shall be submitted for review and approval. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the treatment, flow control, and source control requirements.
PFB 7.	<u>Prior to Issuance of the Public Works Permit:</u> Applicant shall obtain an NPDES 1200C permit from the Oregon Department of Environmental Quality and a Local Erosion Control Permit from the City of Wilsonville. All erosion control measures shall be in place prior to starting any construction work, including any demolition work. Permits shall remain active until all construction work is complete and the site has been stabilized.
PFB 8.	<u>With the Building Permit:</u> The construction drawings shall show the location of any existing septic systems. <u>Prior to Final Building Permit Occupancy:</u> Submit documentation that the existing on-site septic systems were properly decommissioned per the requirements of OAR 340-071-0185.
PFB 9.	<u>With the Building Permit:</u> The construction drawings shall show the location of any existing well(s). <u>Prior to Final Building Permit Occupancy:</u> Submit documentation that any existing wells serving this property was properly abandoned in accordance with OAR 690-240 and the Water Resources Department requirements.
PFB 10.	Access to SW Boeckman Road, classified as a minor arterial, shall be limited to school buses <u>and service vehicles</u> only. <u>With the Public Works Permit:</u> The construction drawings shall show the location of signage to prohibit all non-bus/ <u>service vehicle</u> traffic from using this access. <u>Prior to Final Building Certificate of Occupancy:</u> All necessary signage shall be installed, inspected and approved by the City.
PFB 11.	<u>Prior to Final Building Certificate of Occupancy:</u> 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.
PFB 12.	<u>Prior to Final Building Certificate of Occupancy:</u> The applicant shall record a 40.8-foot right-of-way dedication along SW Brisband Street.

PFB 13.	<u>Prior to Final Building Certificate of Occupancy:</u> The applicant shall record a 10.5-foot right-of-way dedication along SW Boeckman Road.
PFB 14.	<u>Prior to Final Building Certificate of Occupancy:</u> The applicant shall dedicate a 6-foot public utility easement along SW Brisband Street and SW Sherman Drive rights-of-way.
PFB 15.	<u>Prior to Final Building Certificate of Occupancy:</u> The applicant shall dedicate a 10-foot public utility easement along the SW Boeckman Road right-of-way.
PFB 16.	Due to conflicts with stormwater planters located in the right-of-way, some street trees must be installed outside of the right-of-way. <u>Prior to Final Building Certificate of Occupancy:</u> The applicant shall dedicate a street tree easement along SW Brisband Street and SW Sherman Drive for all street trees located outside of the rights-of-way.
PFB 17.	<u>Prior to Issuance of Any Occupancy Permits:</u> All public infrastructure improvements including but not limited to street, stormwater drainage, water quality and flow control, sanitary sewer, and water facilities shall be substantially complete with approval from the Community Development Director pursuant to Section 4.220 of the Development Code.
PFB 18.	<u>Prior to Issuance of Any Occupancy Permits:</u> All necessary easements and right-of-way dedications shall be recorded with the County, including public water line, public utility, private storm pipeline, street tree, private stormwater and access easements, and conservation easements.
PFB 19.	<u>Prior to Issuance of Final Building Certificate of Occupancy:</u> The applicant shall provide a site distance certification by an Oregon Registered Professional Engineer for all driveway access per the Traffic Impact Study.
PFB 20.	<u>Prior to Any Paving:</u> Onsite stormwater facilities must be constructed and vegetated facilities planted. <u>Prior Issuance of Final Building Certificate of Occupancy:</u> The applicant must execute and record with the County a Stormwater Maintenance and Access Easement Agreement with the City.
PFB 21.	<u>Prior to Any Paving:</u> Offsite stormwater facilities must be constructed and vegetated facilities planted. <u>Prior Issuance of Final Building Certificate of Occupancy:</u> The applicant must execute and record with the County a Stormwater Maintenance Agreement with the City.

Development Review Board Conditions:

<u>DRB 1.</u> <i>The monument sign with electronic reader board shall be located at the southwest corner of the school site near the intersection of SW Sherman Drive and SW Boeckman Road.</i>

Master Exhibit List:

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case File DB22-0012. The exhibit list below reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

- A1. Staff report and findings (this document)
- A2. Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

B1. Applicant's Narrative and Materials – Available Under Separate Cover

- Land Use Application Form
- Proof of Ownership/Title Insurance Policy
- Land Use Narrative
- Appendix A: Plan Set – see Exhibit B2
- Appendix B: Preliminary Partition Plat
- Appendix C: Screening and Exterior Finishes
- Appendix D: Transportation Impact Analysis
- Appendix E: Republic Services Provider Letter
- Appendix F: Tree Protection Specifications
- Appendix G: Tualatin Valley Fire and Rescue Permit
- Appendix H: Preliminary Drainage Report
- Appendix I: Landscape and Site Furnishing Details
- Appendix J: Lighting Details

B2. Applicant's Drawings and Plans – Available Under Separate Cover

- B3. Incompleteness Response Letter Dated January 24, 2023
- B4. Memorandum with Supplemental Information Dated April 3, 2023

Development Review Team Correspondence

- C1. Public Works Submittal and Other Engineering Requirements

Other Correspondence/Public Comments

- D1. John Ciepiela Comment Dated December 30, 2022
- D2. Brianna Gelow and Trent Powell Comment Dated March 28, 2023
- D3. Duane and Beck Fromhart Comment Dated March 29, 2023

- D4. Julie and John Egan Comment Dated March 29, 2023
- D5. Dave Clark Comment Dated March 31, 2023
- D6. John Boyle Comment Dated March 31, 2023
- D7. *John Harrel Comment Dated April 6, 2023*

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The applicant first submitted the application on November 22, 2022. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on December 22, 2022. The applicant submitted additional materials on January 25, 2023. Staff conducted a completeness review within the statutorily allowed 30-day review period and deemed the application complete on February 23, 2023. The City must render a final decision for the request, including any appeals, by June 22, 2023.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North	RRFF-5 and RN	Rural Residential/Agriculture (Clackamas County) Residential (Frog Pond Estates, Frog Pond Ridge)
East	RN	Residential (Stafford Meadows, Frog Pond Meadows)
South	PDR4	Residential
West	RN	Residential (Morgan Farm)

3. Previous City Planning Approvals:
DB18-0060 and DB18-0061 Frog Pond Meadows - Annexation and Zone Map Amendment
DB21-0065 and DB21-0066 Frog Pond Estates - Annexation and Zone Map Amendment
4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

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

General Information

Application Procedures-In General Section 4.008

The City's processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The owners of all property included in the application signed the application forms. The West Linn-Wilsonville School District initiated the application, which was submitted by Keith Liden, Planning Consultant, with their approval.

Pre-Application Conference Subsection 4.010 (.02)

Following a request from the applicant, the City held a pre-application conference for the proposal on July 28, 2022 (PRE22-0017), in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally Section 4.110

This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199, applied in accordance with this Section.

Request A: Stage 1 Preliminary Plan (STG122-0008)

As described in the Findings below, the request meets the applicable criteria or will by conditions of approval.

Comprehensive Plan

Support Development of Land within City Consistent with Land Use Designation
Goal 2.1, Policy 2.1.1., Implementation Measure 2.1.1.a., Policy 2.2.1.

A1. The City's Comprehensive Plan, Frog Pond Area Plan, and Frog Pond West Master Plan designate the subject property for public facility use. The Frog Pond West Master Plan specifically identifies procedures for development of the subject and surrounding land, thus supporting its development for a school and neighborhood park so long as proposed development meets applicable policies and standards.

Encourage Master Planning of Large Areas
Implementation Measure 2.1.1.f.2.

A2. The proposed development is part of a larger area covered by the Frog Pond West Master Plan consistent with the City's policies and encouragement related to master planning.

Urban Development Only Where Necessary Facilities can be Provided
Goal 3.1, Policy 3.1.2, Implementation Measure 3.1.2.a.

A3. As can be found in the findings for the Stage 2 Final Plan, the proposed development provides all necessary facilities and services consistent with the Frog Pond West Master Plan.

Coordinate with School District to Provide for Additional School Sites Ahead of Need
Implementation Measures 3.1.2.f.

A4. The Frog Pond West Master Plan anticipated development of a future school and public park on land owned by the West Linn-Wilsonville School District within the Plan area. As stated in the Plan, the 10-acre property fronting on SW Boeckman Road was planned for a future school to provide a key civic land use serving the neighborhood and surrounding area. The adjacent 5-acre parcel was labeled "land banked" with the intent for the School District to have options for its use including school facilities, a neighborhood park, and/or residential use. As stated elsewhere in this staff report, the District now intends to sell the eastern part of the site to the City for a future public park.

Coordinate with School District for Educational and Recreational Facilities
Policy 3.1.10, Implementation Measure 3.1.10.c., 3.1.11.r

- A5. As stated above and elsewhere in this staff report, the City is coordinating with the West Linn-Wilsonville School District to provide educational and recreational facilities in the Frog Pond West neighborhood consistent with these implementation measures.

Provision of Usable Open Space

Implementation Measures 3.1.11.p., 4.1.5.kk.

- A6. The proposal is located within a public facilities sub-district and does not require usable open space. However, the Frog Pond West Master Plan notes that a future school to be located in the Plan area will serve both Frog Pond West and adjoining neighborhoods and that a public park will provide a community gathering place for all residents of the neighborhood. The applicant proposes to construct the anticipated school and to sell the eastern part of the property to the City for a future park.

Consistency with Street Demonstration Plans May Be Required

Implementation Measure 3.2.2.

- A7. Section 4.127 requires the area subject to the Stage 1 Preliminary Plan be consistent with the street demonstration plan in Figure 18 of the Frog Pond West Master Plan. The proposed street layout is generally consistent with the street demonstration plan with variations as noted in Finding D15.

Planned Development Regulations

Planned Development Purpose and Lot Qualifications

Subsection 4.140 (.01) and (.02)

- A8. The property is of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140. The subject property is greater than 2 acres and is designated for public development in the Comprehensive Plan. The property is zoned PF (Public Facility) and will be developed as a planned development in accordance with this subsection.

Ownership Requirements

Subsection 4.140 (.03)

- A9. The owners of the subject property have signed an application form included with the application.

Professional Design Team

Subsection 4.140 (.04)

- A10. Keith Liden, AICP, is the coordinator of a professional design team with all the necessary disciplines including an engineer, landscape architect, and planner, among other professionals.

Planned Development Permit Process

Subsection 4.140 (.05)

A11. The subject property is greater than 2 acres, is designated for public development in the Comprehensive Plan, and is zoned PF (Public Facility). The property will be developed as a planned development in accordance with this subsection.

Consistency with Comprehensive Plan and Other Applicable Plans

Subsection 4.140 (.06) and 4.140 (.09) J. 1.

A12. The proposed project, as found elsewhere in this report, complies with the Public Facility zoning designation, which implements the Comprehensive Plan designation of Public for this property.

Application Requirements

Subsection 4.140 (.07)

A13. Review of the proposed Stage 1 Preliminary Plan has been scheduled for a public hearing before the DRB in accordance with this subsection and the applicant has met all the applicable submission requirements as follows:

- The property affected by the Stage 1 Preliminary Plan is under an application by the property owners.
- The applicant submitted a Stage 1 Preliminary Plan request on a form prescribed by the City.
- The applicant identified a professional design team and coordinator. See Finding C12.
- The applicant has stated the uses involved in the Stage 1 Preliminary Plan and their locations.
- The applicant provided boundary information.
- The applicant has submitted sufficient topographic information.
- The applicant provided a tabulation of the land area to be devoted to various uses.
- Any necessary performance bonds will be required.

Public Facility Zone

Purpose of Public Facility Zone

Subsection 4.136 (.01)

A14. The PF zone is intended to be applied to existing public lands and facilities; including quasi-public lands and facilities which serve and benefit the community and its citizens. Typical uses permitted in the PF Zone are schools, churches, public buildings, hospitals, parks and public utilities.

Uses Typically Permitted

Subsection 4.136 (.02)

A15. The applicant proposes a public school, an outright permitted use in the PF zone. The eastern part of the site will be sold to the City for a future park, a use that is also permitted outright.

Block and Access Standards

Subsection 4.136 (.09) and Section 4.131 (.03)

A16. The PF zone is subject to the same block and access standards as the PDC zone, which require that the Development Review Board determine appropriate conditions of approval to assure that adequate connectivity is provided within the development for pedestrians, bicyclists, and motor vehicle drivers, and that consideration is given to the use of public transit as a means of meeting access needs.

Minimum Lot Size

Subsection 4.136 (.04) A.

A17. The subject property is greater than one (1) acre in size and the applicant does not propose to reduce the lot area.

Setbacks, Street Frontage, and Building Height

Subsection 4.136 (.04) B. through D.

A18. The proposed setbacks for Phases 1 and 2 of the proposed project greatly exceed the minimum standards at follows:

- Front setback: SW Sherman Drive: 118 feet (Phase 1 building corner)
- Side setbacks: SW Brisband Street: 147 (Phase 2 building corner); SW Boeckman Road: 210 feet (Phase 1 building corner)
- Rear setback: Tax Lot 400 to the East: existing 40 feet; after lot line adjustment (under separate land use review) 80 feet (Phase 2 building corner)

Street frontage is over 780 feet along SW Sherman Drive; 480 feet along SW Brisband Street to the existing property line, 520 feet after lot line adjustment (under separate land use review); 480 feet along SW Boeckman Road existing and 504 feet after lot line adjustment, exceeding the 75-foot minimum. The maximum building height for the school gymnasium is 32.5 feet, which is within the 35-foot maximum allowed height.

Request B: Stage 2 Final Plan (STG222-0010)

As described in the Findings below, the request meets the applicable criteria or will by conditions of approval.

Planned Development Regulations

Planned Development Purpose and Lot Qualifications

Subsection 4.140 (.01) and (.02)

B1. The subject property is greater than 2 acres and is designated for public development in the Comprehensive Plan. The property is zoned PF (Public Facility) and, historically, schools in the Public Facility zone have elected to go through the Planned Development Process, although not required to do so. The school district is requesting a Planned Development be

approved for the school site to facilitate appropriate site planning and phasing of development.

Ownership Requirements

Subsection 4.140 (.03)

- B2.** The owners of the subject property have signed an application form included with the application.

Professional Design Team

Subsection 4.140 (.04)

- B3.** Keith Liden, AICP, is the coordinator of a professional design team with all the necessary disciplines including an engineer, landscape architect, and planner, among other professionals.

Planned Development Permit Process

Subsection 4.140 (.05)

- B4.** The subject property is greater than 2 acres, is designated for public development in the Comprehensive Plan, and is zoned PF (Public Facility). The property will be developed as a planned development in accordance with this subsection.

Stage 2 Final Plan Submission Requirements and Process

Timing of Submission

Subsection 4.140 (.09) A.

- B5.** The Stage 2 Final Plan request is being submitted concurrently with the Stage 1 Preliminary Plan, meeting submission timing requirements.

Development Review Board Role

Subsection 4.140 (.09) B.

- B6.** The Development Review Board (DRB) is considering all applicable permit criteria set forth in the Planning and Land Development Code and staff is recommending the DRB approve the application with conditions of approval

Conformance with Stage 1 Preliminary Plan

Subsection 4.140 (.09) C.

- B7.** The Stage 2 Final Plan substantially conforms with the Stage 1 Preliminary Plan. The applicant has provided the required drawings and other documents showing all information required by this subsection.

Stage 2 Final Plan Detail

Subsection 4.140 (.09) D.

- B8.** The applicant has provided sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan, landscape plans, and elevation drawings.

Submission of Legal Documents

Subsection 4.140 (.09) E.

- B9.** No additional legal documentation is required for dedication or reservation of public facilities.

Expiration of Approval

Subsection 4.140 (.09) I and Section 4.023

- B10.** Stage 2 Final Plan approval, along with other associated applications, will expire two (2) years after approval, unless an extension is approved in accordance with these subsections. The applicant intends to construct the proposed Phase 1 site improvements, including all core facilities to support enrollment of 350 students and 35 staff, promptly after land use approval within the allotted time period. Phase 2, expected to occur in the future, would accommodate an additional 200 students and 10 staff, as well as a second parking area in the northeast part of the site.

Consistency with Comprehensive Plan and Other Applicable Plans

Subsection 4.140 (.09) J. 1.

- B11.** As demonstrated in Findings A1 through A12 under the Stage 1 Preliminary Plan, the project is consistent with the Comprehensive Plan. This review includes review for consistency with the Frog Pond West Master Plan.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

- B12.** As shown in Transportation Impact Study, included in Exhibit B1, the LOS D standard will continue to be met by existing street improvements at the studied intersections with existing, planned, and this proposed development, with the exception of the SW Boeckman Road/SW Canyon Creek Road intersection, as follows:

- Signalized Control:
 - SW Boeckman Road-SW Advance Road/SW Stafford Road-SW Wilsonville Road: LOS C, Volume-to-Capacity (VC) Ratio 0.74
- Two-way Stop-Controlled:
 - SW Boeckman Road/SW Willow Creek Drive: LOS A/D, VC Ratio 0.17
 - SW Boeckman Road/SW Laurel Glen Street: LOS A/C, VC Ratio 0.18
 - SW Boeckman Road/SW Sherman Drive: LOS A/C, VC Ratio 0.25
- All-way Stop-Controlled:
 - SW Boeckman Road/SW Canyon Creek Road: LOS E, VC Ratio 0.75

While the Boeckman Road/Canyon Creek Road intersection operates at an overall LOS E in the Existing + Stage II and Existing + Stage II + Project scenarios, as noted in Condition of Approval PFB 3, the Wilsonville Transportation System Plan already specifies transportation improvements as a high priority project at the intersection as part of project UU-01.14. As such, the developer's Transportation System Development Charge (SDC) will contribute to the City's fund to implement the improvements and no additional off-site mitigations or conditions of approval are necessary.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

B13. The applicant proposes sufficient facilities and services, including utilities, concurrent with development of the residential subdivision.

Adherence to Approved Plans

Subsection 4.140 (.10) A.

B14. A condition of approval ensures adherence to approved plans except for minor revisions approved by the Planning Director through the Class I Administrative Review Process if such changes are consistent with the purposes and general character of the development plan.

Public Facility (PF) Zone Standards

Uses Typically Permitted

Subsection 4.136 (.02)

B15. The applicant proposes a public school, an outright permitted use in the PF Zone. The eastern part of the site will be sold to the City for a future park, a use that is also permitted outright.

Dimensional Standards

Subsection 4.136 (.04)

B16. As discussed under the Stage 1 Preliminary Plan (Request A, Finding A29), all dimensional standards are met by the proposed development.

Site Design Review Required

Subsection 4.136 (.08) A.

B17. The City is applying the Site Design Review standards of Sections 4.400 through 4.450 to the proposal. See Findings for Sections 4.400 through 4.450 in Request C.

Development in Public Facility Zone to Comply with Adopted Master Plans

Subsection 4.136 (.08) D.

B18. The proposed school site is designated public in the Comprehensive Plan, zoned PF (Public Facility), and identified for development as a future school site in the Frog Pond West Master Plan.

Block and Access Standards, Adequate Connectivity for Peds, Bikes, and Vehicles
Subsection 4.136 (.09) and Section 4.131 (.03)

B19. The PF zone is subject to the same block and access standards as the PDC zone, which require that the Development Review Board determine appropriate conditions of approval to assure that adequate connectivity is provided within the development for pedestrians, bicyclists, and motor vehicle drivers, and that consideration is given to the use of public transit as a means of meeting access needs.

Frog Pond West Specific Development Standards

Frog Pond West Specific Lot Development Standards
Subsection 4.127 (.08) D. 1. a.

B20. The subject property is adjacent to SW Boeckman Road and, therefore, subject to the development standards specific to Frog Pond West requiring a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan in rear or side yards adjacent to SW Boeckman Road. The applicant's plans show a brick wall with a black metal top railing along the SW Boeckman Road frontage as an extension of the wall and fence to the east, at the southeast corner of the site. The wall is proposed to stop at the east edge of the bus entry driveway to improve visibility to and from the school site, benefiting security and navigation to the school, and to emphasize the native plantings and stormwater features along the southern edge of the property.

Block, Access, and Connectivity Consistent with Frog Pond West Neighborhood Plan
Subsection 4.127 (.10) and Figure 18. Frog Pond West Master Plan

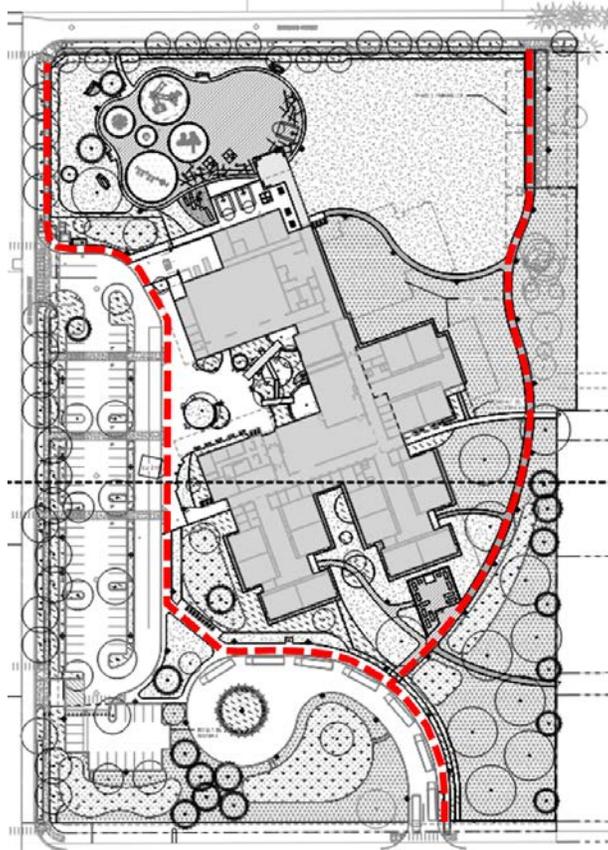
B21. The Street Demonstration Plan is an illustrative layout of the desired level of connectivity in the Frog Pond West neighborhood and is intended to be guiding, not binding, allowing for flexibility provided that overall connectivity goals are met. As shown in the portion of Figure 18 below, SW Sherman Drive borders the subject property on the west, SW Brisband on the north, and SW Boeckman Road on the south, with a Pedestrian Connection connecting SW Brisband Street to SW Boeckman Road on the east side of the school site and west side of the future park site (land banked).



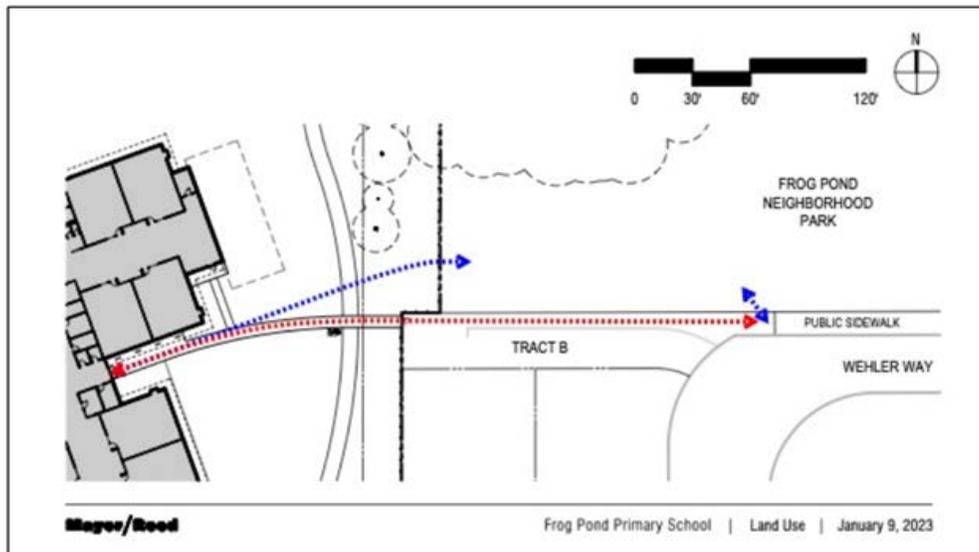
The block size and shape, access, and connectivity of the proposed school site complies with Figure 18 of the Frog Pond West Master Plan or is an allowed variation as shown in the table below.

Street Segment	Generally Consistent with Figure 18	Allowed Variation	Explanation of Variation
SW Sherman Drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
SW Brisband Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pedestrian Connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See explanation below.

The applicant has proposed an alternative to the Pedestrian Connection shown in Figure 18 along the property's east boundary. As described in their Code response and shown in the illustration below, a pathway from the SW Boeckman Road sidewalk travels north along the bus lane to a path that meanders north along the eastern side of the school building to SW Brisband Street. For security purposes, this path will be gated during school hours but opened to the public at other times to facilitate access. During school hours the pedestrian route would continue along the bus lane to the front of the building and then onto the northwest corner of the site along SW Sherman Drive, which then connects to SW Brisband Street, thus completing the intent of the Master Plan while addressing school security.

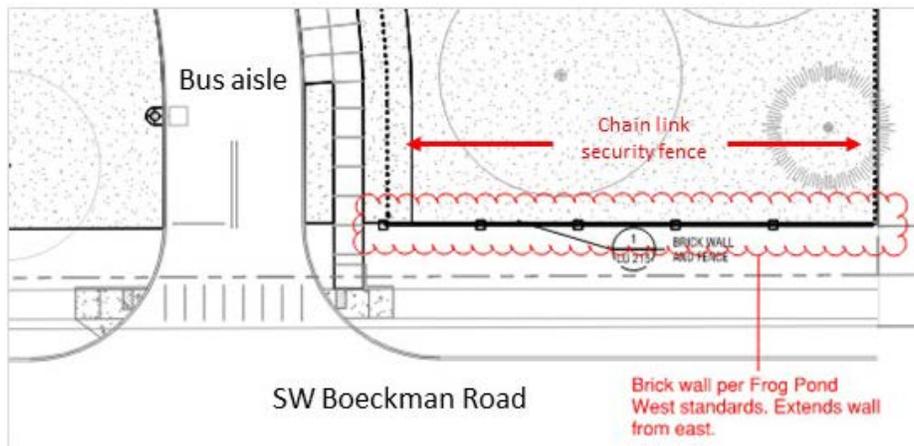


The pathway on the east side of the site that connects the sidewalk along the bus aisle with the sidewalk in SW Brisband Street at the north end of the site is proposed to be a combination of pedestrian asphalt paving, concrete, and/or compacted aggregate paving surface to provide ADA accessibility (see Sheets LU 202 and LU 203 in Exhibit B2). Two (2) pathways connecting the school property to SW Wehler Way also are proposed to be this combination of materials depending on location within the site. As illustrated below, there are two (2) options for the northern connection to SW Wehler Way: through the future City park property (the applicant's preferred option); or on the north side of private Tract B in the Stafford Meadows subdivision.



Frog Pond West Specific Fence Standards
 Subsections 4.127 (.17)

B22. Within Frog Pond West, fences must comply with standards in 4.113 (.07) except that columns for the brick wall along SW Boeckman Road are to be placed at lot corners where possible; a solid fence taller than four (4) feet in height is not permitted within eight (8) feet of the brick wall along SW Boeckman Road except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall; and height transitions for fences must occur at fence posts. As shown in the illustration below, the applicant proposes a brick wall along the SW Boeckman Road frontage at the southwest corner of the site as an extension of the existing brick wall to the east. The wall is proposed to stop at the east edge of the bus entry driveway; no brick wall is proposed on the west side of the bus aisle to the southwest corner of the site. As described by the applicant, this proposed gap in the wall will improve visibility to and from the school site, benefiting security as well as navigation to the school. The gap will also serve to emphasize the native plantings and stormwater features at the southwest corner and along the southern edge of the property. A detail of the brick wall that is consistent with the standards of Section 4.127 (.17) and the Frog Pond West Master Plan is included in Sheet LU 215 of the applicant's materials (Exhibit B2).



A perimeter 6-foot high chain link security fence is proposed to enclose areas occupied during the school day, such as the playground, field, and classroom wings in the north and east portions of the site to protect building entries and students and staff during school time exterior activities. The parking area and main building entry on the west side of the site, and the bus drop-off/pick-up area are outside the fenced area and open to the public throughout the day. The fence gates will be locked during school hours but opened at other times to facilitate community access to interior pathways, playground, and fields. As shown in the illustration above, the security fence is perpendicular to the brick wall along SW Boeckman Road as required. The applicant’s Sheet LU 217 (Exhibit B2) provides a detail of the chain link fence design.

On-site Pedestrian Access and Circulation

Continuous Pathway System Section 4.154 (.01) B. 1.

B23. As described in the applicant’s Code response narrative, the pedestrian pathway system provides direct connectivity between building entrances, other facilities on site, and surrounding neighborhoods. Connections are designed to be as safe and direct as possible, and vehicles and pedestrians are separated to enhance safety. Crosswalks with ADA compliant surfacing are provided to allow safe and convenient locations for pedestrians to cross the internal driveway system. Direct pedestrian and bicycle access is provided from all directions to maximize connectivity to the surrounding neighborhoods before and after school. A street crossing on SW Boeckman Road with a Rectangular Rapid Flashing Beacon (RRFB) is proposed as recommended in the Transportation Impact Analysis (Exhibit D).

Safe, Direct, and Convenient Section 4.154 (.01) B. 2.

B24. The submitted plans show sidewalks and pathways providing safe, direct, and convenient connections consistent with Figure 18 of the Frog Pond West Master Plan.

Vehicle/Pathway Separation

Section 4.154 (.01) B. 3.

B25. The proposed design vertically and or horizontally separates all sidewalks and pathways from vehicle travel lanes except for driveways and crosswalks.

Crosswalks Delineation

Section 4.154 (.01) B. 4.

B26. All crosswalks are shown as visually delineated on the applicant's site plan and a condition of approval ensures all crosswalks shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-colored concrete inlay between asphalt, or similar contrast).

Pathway Width and Surface

Section 4.154 (.01) B. 5.

B27. The applicant proposes all primary pathways to be concrete, asphalt, brick/masonry pavers, or other durable surface, and at least 5 feet wide, with secondary pathways and pedestrian trails using alternative surfacing, such as compacted aggregate, unless otherwise required to meet ADA standards.

Parking Area Design Standards

Minimum and Maximum Parking

Subsection 4.155 (.03) G.

B28. Pursuant to OAR 660-012-0430 and OAR 660-012-0440 the City cannot enforce vehicle parking minimums on this property. However, the applicant has demonstrated compliance with the vehicular parking requirements in this subsection. Vehicular parking requirements for schools are based on the number of students and staff, as specified by Table 5 in Section 4.155. The minimum vehicular parking ratio for elementary schools is 0.2 spaces per student and staff with a maximum of 0.3 spaces per student and staff. Bicycle parking is based on building square footage for K through 2nd grade and number of classrooms above 2nd grade. Calculation of required and proposed parking is shown in the table below:

Use and Parking Standard	Number of Students + Staff	Minimum Off-street Spaces Required	Maximum Off-street Spaces Allowed	Proposed Off-street Spaces	Minimum Bicycle Parking Spaces* ¹	Proposed Bicycle Parking Spaces
Elementary School		0.2 per student + staff	0.3 per student + staff	--	K-2 nd grade: 1 per 3,500 sf; Above 2 nd grade: 8 per class	--
Phase 1	350 students + 35 staff	77 spaces	116 spaces	77 spaces	Minimum 52 spaces* ¹	52 spaces
Phase 2	Additional 200 students + 10 staff	Additional 42 spaces	63 spaces	42 spaces	Minimum additional 48 spaces* ¹	Additional 48 spaces
Total Phase 1 + Phase 2	550 students + 45 staff	119 spaces	179 spaces	119 spaces	Minimum 100 spaces*¹	100 spaces

*¹ Applicant to demonstrate compliance with standard prior to temporary occupancy of Phase 1. See Finding B37 and conditions of approval.

Based upon the approved capacities of the two schools plus staff, the minimum number of required vehicular parking spaces is 119 and the maximum number is 179. The applicant proposes 77 parking spaces along SW Sherman Drive, including six (6) ADA and 71 standard spaces. An additional 42 spaces is proposed in Phase 2, including four (4) spaces in the south parking area along SW Sherman Drive and 38 spaces in the lot proposed at the northeast corner of the site, for a total of 42 spaces. The 77 spaces provided in Phase 1 with the additional 42 spaces in Phase 2 meets the minimum requirement.

Other Parking Area Design Standards
Subsections 4.155 (.02) and (.03)

B29. The applicable standards are met as follows:

Standard	Met	Explanation
Subsection 4.155 (.02) General Standards		
B. All spaces accessible and usable for parking	<input checked="" type="checkbox"/>	As shown in the plan sheets, appropriate access shall be provided for the new parking spaces.
J. Sturdy bumper guards of at least 6 inches to prevent parked vehicles crossing property line or interfering with screening or sidewalks.	<input checked="" type="checkbox"/>	Curbs of at least 6 inches will be utilized to keep cars out of landscaping and walkways.
K. Surfaced with asphalt, concrete or other approved material.	<input checked="" type="checkbox"/>	The parking lot will be surfaced with asphalt.

Drainage meeting City standards	<input checked="" type="checkbox"/>	Drainage is professionally designed and being reviewed to meet City standards.
L. Lighting will not shine into adjoining structures or into the eyes of passers-by.	<input checked="" type="checkbox"/>	Lighting is proposed to be fully shielded and subject to the City's Outdoor Lighting Ordinance.
N. No more than 40% of parking compact spaces.	<input checked="" type="checkbox"/>	No compact parking spaces are proposed.
O. Where vehicles overhang curb, planting areas at least 7 feet in depth.	<input checked="" type="checkbox"/>	Parking spaces will have curb stops to ensure that landscaped areas and pedestrian walkways will not be encroached upon by parked vehicles.
Subsection 4.155 (.03) General Standards		
A. Access and maneuvering areas adequate.	<input checked="" type="checkbox"/>	Access to the area is available, with vehicles and pedestrians kept separate on distinct routes. Maneuvering area is plentiful.
A.1. Loading and delivery areas and circulation separate from customer/employee parking and pedestrian areas.	<input checked="" type="checkbox"/>	Loading and waste/recycling areas and circulation are separate from parking and pedestrian areas.
Circulation patterns clearly marked.	<input checked="" type="checkbox"/>	Circulation patterns are clearly evident, with direction pavement markings utilized throughout the driveways and parking areas.
A.2. To the greatest extent possible, vehicle and pedestrian traffic separated.	<input checked="" type="checkbox"/>	The existing and proposed parking areas clearly delineate vehicle and pedestrian traffic areas and separate them except for crosswalks.
C. Safe and Convenient Access, meet ADA and ODOT Standards. For parking areas with more than 10 spaces, 1 ADA space for every 50 spaces.	<input checked="" type="checkbox"/>	The proposed parking and access allow ADA and ODOT standards to be met. The applicant proposes a total of 77 parking spaces in Phase 1, with an additional 42 spaces in Phase 2 for a total of 119 spaces, 6 of which are ADA accessible spaces.
D. Where possible, parking areas connect to adjacent sites.	<input checked="" type="checkbox"/>	Parking for the school is not proposed to be shared with adjacent sites.
Efficient on-site parking and circulation	<input checked="" type="checkbox"/>	The careful and professional design of the parking provides for safety and efficiency and is a typical design with standard parking space and drive aisle size and orientation.

Parking Area Landscaping

Minimizing Visual Dominance of Parking

Subsection 4.155 (.03) B.

B30. The applicant proposes landscaping around the parking area helping to minimize the visual dominance of the paved parking area.

10% Parking Area Landscape Requirement

Subsection 4.155 (.03) B. 1.

B31. The proposed new parking area (Phase 1) is 25,165 square feet, requiring 2,517 square feet of interior parking lot landscaping to meet this standard. Approximately 11,298 square feet of parking lot landscaping is provided, exceeding overall site requirements while surrounding and screening the parking area. Phase 2 compliance with this standard will be determined in the future when detailed landscape design of the east parking area is completed (see Sheet LU 200 in Exhibit B4).

Because the improvements are well within the site with significant building setbacks on all sides, the General Landscape standard is required, with the exception of the parking area along SW Sherman Drive, which must meet the Low Screen standard to buffer and screen the parking from adjacent residential areas. To meet the requirement along the west and south edges of Phase 1 parking area, the applicant proposes 3-foot tall evergreen shrubs and groundcover along the entire western perimeter and various height and opacity shrubs along the entire southern perimeter. In addition, nine (9) trees will be planted around the perimeter (see Sheets LU 207 and LU 208 in Exhibit B2). The shrubs in combination with the layers of trees and other landscaping between the street right-of-way and the school building are designed to provide an appropriate and pleasing buffer between the site and the residences to the west, and with the addition of distance and stormwater plantings between the parking area and SW Boeckman Road.

Landscape Screening of Parking

Subsection 4.155 (.03) B. 1.

B32. As discussed above, proposed landscaping will screen the proposed parking and circulation area from SW Sherman Drive and the residential area to the west, as well as from SW Boeckman Road to the south. Due to the size of the school site and placement of buildings, screening is not required to the north and east sides of the parking area, as they will not be visible from off site.

Tree Planting Area Dimensions

Subsection 4.155 (.03) B. 2.

B33. The landscape plan includes tree planting areas for parking lot trees meeting the minimum eight (8)-foot by eight (8)-foot requirement.

Parking Area Tree Requirement
Subsection 4.155 (.03) B. 2. and 2. a.

B34. With 77 vehicle parking spaces (in Phase 1), the stated ratio of one tree for every eight (8) spaces or fraction thereof requires 10 parking area trees. The landscape plan shows 12 trees in planting areas spread throughout and adjacent to the parking area.

Parking Area Landscape Plan
Subsection 4.155 (.03) B. 2. a.

B35. The applicant's landscape plan includes the proposed parking area along SW Sherman Drive for Phases 1 and 2 combined; however, parking area landscaping is not shown for the 38 additional spaces in the Phase 2 parking area at the northeast corner of the site. A condition of approval ensures that the applicant submits a landscape plan to the City for review prior to construction of the Phase 2 parking addition.

Parking Area Tree Clearance
Subsection 4.155 (.03) B. 2. b.

B36. The applicant could typically maintain all trees listed for planting in the parking area and is expected to maintain a 7-foot clearance in the parking areas.

Bicycle Parking

Required Bicycle Parking
Section 4.155 (.04) A. 1.

B37. Construction of the new primary school will require a minimum of 52 bicycle parking spaces in Phase 1 and an additional 48 spaces in Phase 2 (see Finding B28). The applicant proposes spaces at the southwest corner of the building, along the west façade of the commons area near the main entry to the building, and on the east side of the building as shown on Sheet LU 120 of the applicant's plan set (see Exhibits B2 and B4).

The Transportation Impact Analysis assumed 22 classrooms in a 60,000-square-foot building at full buildout of Phases 1 and 2 of the new primary school, which resulted in a need for 97 bicycle parking spaces. However, the Phase 1 floor plan includes 58,103 square feet and 16 classrooms, with an additional 11,500 square feet of floor area and 8 more classrooms at full buildout of Phase 2, which is 9,630 square feet and 2 more classrooms than anticipated in the Transportation Impact Analysis. Thus, the applicant's plans do not provide adequate bicycle parking to comply with Subsection 4.155 (.04) A. of the Code. To address this discrepancy, the applicant provides 52 bicycle parking spaces in Phase 1 and a condition of approval requires the applicant to demonstrate compliance with the standard prior to temporary occupancy of the school building.

Bicycle Parking for Multiple Uses
Subsection 4.155 (.04) A. 3.

B38. As only one use is proposed on the site, the required bicycle parking is based on an elementary school use.

Bicycle Parking Waivers
Subsection 4.155 (.04) A. 4.

B39. The applicant proposes no waivers to bicycle parking.

Bicycle Parking Standards

Bicycle Parking Space Dimensions
Subsection 4.155 (.04) B. 1.

B40. The bicycle parking details (see Sheet LU 216, Detail 3, in Exhibit B2) demonstrate that spaces comply with the two (2) foot by six (6) foot spacing dimension.

Access to Bicycle Parking Spaces
Subsection 4.155 (.04) B. 1.

B41. All bicycle parking spaces provide adequate space to be accessible without moving another bicycle.

Bicycle Maneuvering Area
Subsection 4.155 (.04) B. 2.

B42. An aisle at least five (5) feet wide is shown behind the required bicycle parking to allow room for maneuvering.

Spacing of Bicycle Racks
Subsection 4.155 (.04) B. 3.

B43. Bicycle parking, as shown on the bicycle parking details (Sheet LU 216, Detail 3, and Sheet LU 120 in Exhibit B2), provide enough space between the racks and any obstructions to use the space property.

Bicycle Racks and Lockers Anchoring
Subsection 4.155 (.04) B. 4.

B44. The bicycle parking details (Sheet LU 216, Detail 3 in Exhibit B2) demonstrate that racks will be securely anchored.

Bicycle Parking Location
Subsection 4.155 (.04) B. 5.

B45. Per the applicant's narrative and as shown on the site plan (Sheet LU 120 in Exhibit B2), bicycle parking spaces are located within 30 feet of entrances on the west and east sides of the building.

Other General Regulations

Access, Ingress and Egress
Subsection 4.167

B46. Planned access points are at defined locations as approved by the City Engineer.

Outdoor Lighting
Sections 4.199.20 through 4.199.60

B47. The proposal is required to meet the lighting standards. See Request C, Findings C28 through C36.

Underground Installation of Utilities
Sections 4.300 through 4.320

B48. All utilities on the property are required to be underground.

Street Improvement Standards

Conformance with Standards and Plan
Subsection 4.177 (.01), Figures 19-27 Frog Pond West Master Plan

B49. The proposed streets appear to meet the City's Public Works Standards and Transportation System Plan. Further review of compliance with Public Works Standards and Transportation System Plan will occur with review and issuance of the Public Works construction permit.

Street Design Standards-Future Connections and Adjoining Properties
Subsection 4.177 (.02) A.

B50. The subject site is bordered by SW Boeckman Road on the south, SW Sherman Drive on the west, and the extension of SW Brisband Street on the north, and a modified Pedestrian Connection on the east, consistent with the Frog Pond West Master Plan Street Demonstration Plan with exceptions as noted elsewhere in this staff report. The proposed design provides for continuation of streets with residential and open space development in the Frog Pond West neighborhood, which surrounds the property on three (3) sides, and residential areas on the south side of SW Boeckman Road.

City Engineer Determination of Street Design and Width
Subsection 4.177 (.02) B.

B51. The City Engineering Division has preliminarily found the street designs and widths to be consistent with the cross sections shown in the Frog Pond West Master Plan. The

Engineering Division will check final conformance with the cross sections shown in the Frog Pond West Master Plan during review of the Public Works permit.

Right-of-Way Dedication

Subsection 4.177 (.02) C. 1.

B52. Right-of-way dedication is as required in the Engineering conditions of approval and as shown on the applicant's plan set.

Waiver of Remonstrance Required

Subsection 4.177 (.02) C. 2.

B53. This subsection requires that a waiver of remonstrance against formation of a local improvement district (LID) be recorded in the County Recorder's Office as well as the City's Lien Docket as a part of recordation of a final plat. This requirement notes that in light of the developer's obligation to pay an Infrastructure Supplemental Fee and Boeckman Bridge Fee, the LID Waiver may be released upon official recording of the release of the waiver only after payment of the Infrastructure Supplemental Fee and Boeckman Bridge Fee. Further, the developer is required to pay all costs and fees associated with the City's release of the LID Waiver. A Condition of Approval outlines the process to be followed with respect to the required LID Waiver and its release for a specific parcel.

Dead-end Streets Limitations

Subsection 4.177 (.02) D.

B54. No dead-end streets are proposed in the development.

Corner Vision Clearance

Subsection 4.177 (.02) E.

B55. Street locations and site design allow the meeting of vision clearance standards.

Vertical Clearance

Subsection 4.177 (.02) F.

B56. Nothing in the proposed subdivision design would prevent the meeting of vertical clearance standards.

Interim Improvement Standards

Subsection 4.177 (.02) G.

B57. The City Engineer has or will review all interim improvements to meet applicable City standards.

Sidewalks Requirements

Subsection 4.177 (.03)

B58. The applicant proposes sidewalks along all public street frontages abutting the school site.

Bicycle Facility Requirements

Subsection 4.177 (.04)

B59. No on street bicycle facilities are required within the project area. A condition of approval requires all cross-sections to comply with the Frog Pond West Master Plan requirements prior to Final Plat approval.

Pathways in Addition to, or in Lieu of, a Public Street

Subsection 4.177 (.05)

B60. No pedestrian and bicycle accessways are proposed in addition to, or in lieu of, public streets within the development.

Transit Improvements Requirements

Subsection 4.177 (.06)

B61. The applicant does not propose any transit improvements with the proposed development. There is not currently transit service within the Frog Pond West Master Plan area; however, as the area continues to develop, additional transit service may be added. Any transit improvements would be addressed at the time the need for additional transit service is identified.

Intersection Spacing

Offset Intersections Not Allowed

Subsection 4.177 (.09) A.

B62. No new intersections are proposed within the development and no offset intersections are proposed.

Minimum Street Intersection Spacing in Transportation System Plan Table 3-2

Subsection 4.177 (.09) B.

B63. There are no streets within the proposed development and street intersections adjacent to the site are existing, therefore, minimum spacing standards do not apply.

Protection of Natural Features and Other Resources

General Terrain Preparation

Section 4.171 (.02)

B64. As described in the applicant's Code response narrative, the subject site is relatively flat with very modest grades, sloping gently upward from the west to east side of the site by roughly five (5) feet. As a result, minimal site grading is proposed and all site work will comply with City and Uniform Building Code requirements.

Trees and Wooded Areas

Section 4.171 (.04)

B65. Existing vegetation on the site includes trees, grasses and underbrush. Existing trees are located around the house and outbuildings in the central part of the site and along the property boundary at the northeast corner. Trees in the central part of the site are proposed for removal as they are in the footprint of the school building; however, the line of trees along the northern half of the east property line are proposed to remain to the extent feasible except in the SW Brisband Street right-of-way where they will be removed for road construction. Trees identified to be retained will be protected during site preparation and construction according to the City Public Works design specifications as outlined in the Arborist Report and conditions of approval.

Earth Movement Hazard Area

Subsection 4.171 (.07)

B66. The applicant performed geotechnical investigations on all of the subject properties and found no earth movement hazards. A geotechnical report is provided in Exhibit B1.

Historic Resources

Subsection 4.171 (.09)

B67. Neither the applicant nor the City have identified any historic, cultural, or archaeological items on the sites, nor does any available information on the history of the site compel further investigation.

Public Safety and Crime Prevention

Design for Public Safety, Addressing, Lighting to Discourage Crime

Section 4.175

B68. As described in the applicant's narrative, the site layout of the primary school offers safe outdoor public spaces that are easily viewed from a variety of vantage points. All access routes on the site will be visible and easily viewed, which is accomplished by the following:

- Building design that does not create hidden corners
- Windows that provide views out and supervision
- Illumination of building entrances, walkways, and parking areas
- Plant species that are either low (three (3) feet maximum), limbed up to six (6) feet, or relatively transparent so as to maintain clear sight lines throughout the campus
- A 6-foot high chain link fence surrounding the north and east portions of the site to protect building entries and students and staff during school time exterior activities

Landscaping Standards

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

B69. Planting areas along the street and within the school site are generally open and are not required to provide any specific screening, with the exception of screening of the parking area along SW Sherman Drive from the residential area to the west. Thus design of the landscaping follows the General Landscape standard, with the Low Screen standard along the west side of the west parking area. The plantings include a mixture of ground cover, shrubs, trees, and stormwater swale plantings. Proposed street trees are consistent with previously established trees on SW Sherman Drive (village green zelkona) in the Morgan Farm subdivision to the west and on SW Brisband Street (American basswood/aka linden) established in the Morgan Farm and Frog Pond Ridge subdivisions.

Types of Plant Material, Variety and Balance, Use of Natives When Practicable

Subsection 4.176 (.03)

B70. The applicant proposes a professionally designed landscape using a variety of plant material. Parking area landscaping is required and as previously described. The landscape plans included in the applicant's materials (Sheets LU 200 through LU 215 in Exhibit B2) illustrate the location and type of landscaping within public rights-of-way and throughout the site. The design includes a variety of native plants where possible, particularly in open areas.

Mixed Solid Waste and Recyclables Storage

DRB Review of Adequate Storage Area, Minimum Storage Area

Subsections 4.179 (.01) through (.06)

B71. The proposed primary school falls under the use category of "Other," which requires a minimum storage area of 10 square feet plus four (4) square feet of mixed solid waste and recyclables storage per 1,000 square feet of gross floor area of a building. The proposed building totals 58,130 square feet in Phase 1 with an additional 11,500 square feet in Phase 2, for a total of 69,630 square feet. This amount of building area requires 289 square feet of solid waste/recyclables storage and approximately 717 square feet is proposed (see Sheet LU 320 in Exhibit B2), substantially exceeding the requirement.

Review by Franchise Garbage Hauler

Subsection 4.179 (.07)

B72. The applicant has provided a letter from the franchised garbage hauler, Republic Services, demonstrating review and ensuring the proposed site plan provides adequate access for the hauler's equipment. The service provider letter is included in Exhibit B1.

Request C: Site Design Review (SDR22-0011)

As described in the Findings below, the request meets the applicable criteria or will by conditions of approval.

Site Design Review

Excessive Uniformity, Inappropriateness Design
Subsection 4.400 (.01) and Subsection 4.421 (.03)

C1. Staff summarizes compliance with this subsection as follows:

- **Excessive Uniformity:** The proposed project is unique to the particular development context and does not create excessive uniformity.
- **Inappropriate or Poor Design of the Exterior Appearance of Structures:** The applicant used appropriate professional services to design structures on the site using quality materials and design. The applicant's description of the design notes that the exterior finish materials are residential in character, complementary to the surrounding neighborhood, and consistent with the requirements of the Frog Pond West Master Plan, including use of brick, wood-like siding, windows for natural daylight and view, and pitched roofs
- **Inappropriate or Poor Design of Signs:** The applicant used appropriate professionals to design permanent signage identifying the primary school. See also Request D.
- **Lack of Proper Attention to Site Development:** The applicant employed the skills of the appropriate professional services to design the project, demonstrating appropriate attention to site development.
- **Lack of Proper Attention to Landscaping:** The applicant proposes landscaping that is professionally designed by a landscape architect and incorporates a variety of plant materials, demonstrating appropriate attention to landscaping.

Purpose and Objectives

Subsection 4.400 (.02) and Subsection 4.421 (.03)

C2. The applicant has provided sufficient information demonstrating compliance with the objectives of this subsection as follows:

- **Pursuant to Objective A** (assure proper functioning of the site and high quality visual environment), as described by the applicant, the proposed improvements stress functionality related to school operations, safe and convenient accessibility to and from the site for all modes, low-maintenance landscaping, and appealing and durable exterior finishes.
- **Pursuant to Objective B** (encourage originality, flexibility, and innovation), as described in the applicant's materials, "the design of the school and supporting facilities demonstrate the District's commitment to innovation, continuing to improve school

design, and value to its students by facilitating opportunities for high-quality education”.

- **Pursuant to Objective C** (discourage inharmonious development), per the applicant’s narrative, the District and its design team have devoted a great deal of effort in creating a building and site design that will be visually appealing and functional. The primary design philosophy is to be a good neighbor by designing a single-story structure to be a consistent scale to neighborhood; centering the building and activity areas on the site and maximizing setbacks; rotating the building from cardinal directions to create more interesting viewing angles (both from outside and inside), outdoor adjacencies and outdoor spaces; and providing walking paths and a playground with accessible surfacing/activities available outside school hours.
- **Pursuant to Objective D** (conserve natural beauty and visual character), as described by the applicant, “the architectural integrity of this new facility will retain much of the open feeling of the site by the residential scale of the building, sufficient building setbacks in all directions, and a landscape that exceeds City standards”.
- **Pursuant to Objective E** (protect and enhance City’s appeal), as described by the applicant, the proposed addition supports a quality education program, which helps to attract business and industry to a community, and “demonstrates the District’s continued commitment to a well-rounded education”, thus protecting and enhancing the City’s appeal.
- **Pursuant to Objective F** (stabilize property values/prevent blight), the applicant’s materials state that the “proposed improvements should not have any negative impact on surrounding properties or their value; ...having a new primary school serving the neighborhood may enhance values”.
- **Pursuant to Objective G** (insure adequate public facilities), as found in the Stage 2 Final Plan review (Request B), adequate public facilities are currently available or will be provided.
- **Pursuant to Objective H** (achieve pleasing environments and behavior), as described in the applicant’s materials, “the school design and proposed landscaping will be visually and functionally harmonious with the surrounding neighborhood”.
- **Pursuant to Objective I** (foster civic pride and community spirit), as stated in the applicant’s materials, in addition to education, the school serves as a community center, fostering civic pride and providing improved educational and cultural opportunities for the community.
- C. **Pursuant to Objective J** (sustain favorable environment for residents), as described by the applicant, “quality educational facilities are certainly a contributing factor to achieving this objective”.

Design Standards
Subsection 4.421 (.01)

C3. The applicant has provided sufficient information demonstrating compliance with the standards of this subsection as follows:

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DB22-0012 Primary School in Frog Pond

Exhibit A1

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- **Pursuant to Standard A** (Preservation of Landscape), as described in the applicant's narrative, "Although the site will be significantly changed from a small acreage tract to a school, the general appearance of the landscape will be retained by providing significant open space around the new school building".
 - **Pursuant to Standard B** (Relation of Proposed Buildings to Environment), the applicant used appropriate professional services to design the exterior of the building, and, per the applicant's materials, "the amount of landscaping and open space is maximized with complementary facilities to mitigate potential stormwater impacts".
 - **Pursuant to Standard C** (Drives, Parking, and Circulation), the applicant has worked with a professional design team to accommodate access throughout the site, with pedestrian, bicycle, vehicle, bus, and emergency access accommodated by establishing separate and convenient routes for pedestrians and bicyclists on site.
 - **Pursuant to Standard D** (Surface Water Drainage), surface water drainage has been professionally designed showing the proper attention has been paid. The stormwater system is designed to accommodate the new impervious surface of the building addition, driveways, parking, and other improvements. New LID facilities, such as vegetated stormwater planters, have been integrated into the design to meet the stormwater management requirements for water quality treatment and flow control.
 - **Pursuant to Standard E** (Utility Service), all services are available to serve the site, and no above ground utility installations are proposed.
 - **Pursuant to Standard F** (Advertising Features), all signs fit within defined sign bands on the building and placement complements the architecture of the building consistent with the City sign standards. No advertising features are proposed that would be visible along the perimeter of the site. See also Request D.
- D. **Pursuant to Standard G** (Special Features), the applicant does not propose any new special features requiring additional screening or buffering.

Applicability of Design Standards

Subsection 4.421 (.02)

- C4. In addition to the major building and structures on the site, this review also applies the design standards to all accessory buildings, structures, exterior signs and other site features, such as landscaping.

Conditions of Approval Ensuring Proper and Efficient Functioning of Development

Subsection 4.421 (.05)

- C5. Staff recommends no additional conditions of approval to ensure the proper and efficient functioning of the development.

Color or Materials Requirements

Subsection 4.421 (.06)

- C6. The colors and materials proposed by the applicant are appropriate. These include a one-story structure clad in brick and wood-like siding, with windows allowing natural daylight

and views, and pitched roofs to blend with the residential character of the surrounding residential neighborhoods. The building elevations in the plan set (Sheets LU 330 and LU 331 in Exhibit B2), digital materials board (Sheet LU 340) and physical samples, and screening and exterior finishes detail sheets (Exhibit B1) demonstrate compliance with this standard. Staff does not recommend any additional requirements or conditions related to colors and materials.

Standards for Mixed Solid Waste and Recycling Areas

Mixed Solid Waste and Recycling Areas Location Standards Subsection 4.430 (.02)

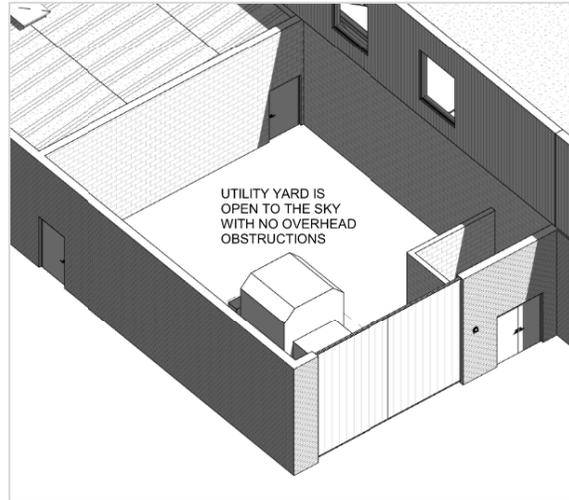
- C7.** The proposal provides a storage area for solid waste and recyclables at the northwest corner of the building. As noted in Findings B78 and B79, the proposed storage area is approximately 717 square feet in size within a 1,380-square-foot utility yard, which substantially exceeds the requirement of 289 square feet for the proposed primary school use.

Mixed Solid Waste and Recycling Areas Colocation Subsection 4.430 (.02) A.

- C8.** The proposal provides a storage area for solid waste and recyclables in a utility yard located at the northwest corner of the building, meeting the colocation requirement.

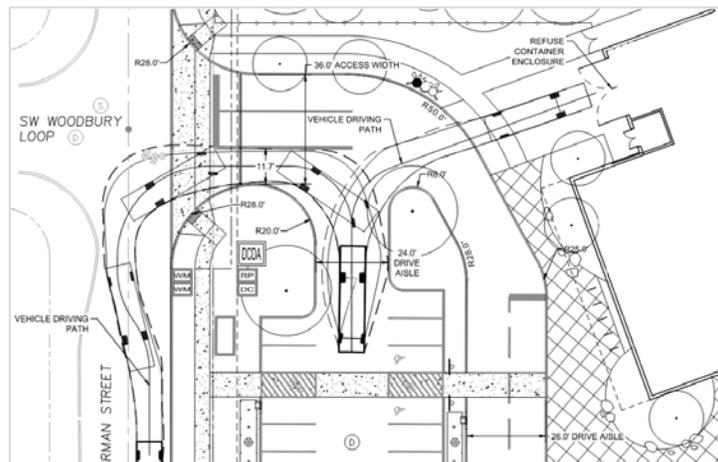
Exterior vs Interior Storage, Fire Code, Number of Locations Subsections 4.430 (.02) C.-F.

- C9.** As shown in the illustration below, the applicant proposes a single, visible location at the northwest corner of the building. The enclosure is integrated with the building design, screened by the walls on all sides, and open to the sky with no overhead obstructions for service vehicles. Review of the Building Permit will ensure that the building and fire code standards are met.



Collection Vehicle Access, Not Obstruct Traffic or Pedestrians
 Subsections 4.430 (.02) G.

C10. The letter from Republic Services, included in the applicant’s materials in Exhibit B1, indicates the location and arrangement is accessible to collection vehicles, as shown in the illustration below. The location of the storage area does not impede sidewalks, parking area aisles, or public street right-of-way.



Dimensions Adequate to Accommodate Planned Containers
 Subsections 4.430 (.03) A.

C11. Pursuant to the letter from Republic Services, the dimensions are adequate to accommodate the planned containers.

6-Foot Screen, 10-Foot Wide Gate
 Subsections 4.430 (.03) C.

C12. The solid waste and recyclables storage area is enclosed by a 14-foot wall with a 20-foot-wide gate, which exceeds the minimum standards (Sheets LU 320 and LU 330 in Exhibit B2).

Site Design Review Submission Requirements

Submission Requirements

Section 4.440

C13. The applicant has provided a sufficiently detailed plans to review the aspects of the proposed project that are subject to Site Design Review.

Time Limit on Site Design Review Approvals

Void after 2 Years

Section 4.442

C14. The applicant has indicated that they will pursue development within two (2) years. The approval will expire after two (2) years if not vested, or an extension is not requested and granted, consistent with City Code.

Installation of Landscaping

Landscape Installation or Bonding

Subsection 4.450 (.01)

C15. A condition of approval will assure installation or appropriate security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy.

Approved Landscape Plan

Subsection 4.450 (.02)

C16. A condition of approval ensures the approved landscape plan is binding upon the applicant/owner. It prevents substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan without official action of the Planning Director or DRB, as specified in this Code.

Landscape Maintenance and Watering

Subsection 4.450 (.03)

C17. A condition of approval ensures continual maintenance of the landscape, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the DRB, unless altered with appropriate City approval.

Modifications of Landscaping

Subsection 4.450 (.04)

C18. A condition of approval provides ongoing assurance by preventing modification or removal without the appropriate City review.

Landscaping Standards

Landscape Standards Code Compliance

Subsection 4.176 (.02) B.

C19. The applicant requests no waivers or variances to landscape standards. Thus, all landscaping and screening must comply with standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

C20. The minimum or higher standard has been applied throughout different landscape areas of the site and landscape materials are proposed to meet each standard in the different areas. Site Design Review is being reviewed concurrently with the Stage 2 Final Plan, which includes a thorough analysis of the functional application of the landscaping standards.

Landscape Area and Locations

Subsection 4.176 (.03)

C21. As indicated in the applicant's narrative and Sheet LU 200 of the plan set in Exhibit B2 the site contains 51% landscaped area, substantially exceeding the 15% requirement. Additionally, the parking lot area exceeds the required 10% overall area dedicated to landscaping.

Buffering and Screening

Subsection 4.176 (.04)

C22. Consistent with the proposed Stage 2 Final Plan, adequate landscape screening is proposed. Specifically, planting areas along the street and within the school site are generally open and are not required to provide any specific screening, with the exception of screening of the parking area along SW Sherman Drive from the residential area to the west. Thus design of the landscaping follows the General Landscape standard, with the Low Screen standard along the west side of the west parking area. See additional discussion under Finding B76 (Request B). All exterior, roof and ground mounted, mechanical and utility equipment is required to be screened from ground level off-site view from adjacent streets or properties; a condition of approval ensures compliance with the standard.

Quality and Size of Plant Material

Subsection 4.176 (.06)

C23. The quality of the plant materials must meet American Association of Nurserymen (AAN) standards as required by this subsection. Trees as shown on the applicant's plans are specified at 2-inch caliper or greater than 6 feet for evergreen trees. Shrubs are specified on

the Landscape Plans (Sheet LU 206) as two (2) gallon or greater in size. Ground cover is specified as 4 inches or greater. Turf or lawn is used for a minimal amount of the proposed public landscape area, primarily around the playground and in play fields on the north part of the site. Conditions of approval ensure the requirements of this subsection are met including use of native topsoil, mulch, and non-use of plastic sheeting.

Shrubs and Groundcover Materials Requirements

Subsection 4.176 (.06) A.

C24. A condition of approval requires meeting the detailed requirements of this subsection, which includes shrubs two (2) gallon or greater in size, ground cover greater than 4 inches in size, and turf or lawn used for a minimal amount of the proposed public landscape area.

Plant Materials Requirements-Trees

Subsection 4.176 (.06) B.

C25. As shown on the applicant's landscape plans (Sheet LU 206), trees are specified at (two) 2 inch caliper. A condition of approval requires all trees to be balled and burlapped (B&B), well-branched, and typical of their type as described in current American Association of Nurserymen (AAN) standards.

Plant Materials-Buildings Larger than 24 Feet in Height or Greater than 50,000 Square Feet in Footprint Area

Subsection 4.176 (.06) C.

C26. The proposed building has a maximum height of 32.5 feet at the gym roof, as shown on Sheets LU 330 and LU 340 (Exhibit B2), with the majority of the building at a lower, single-story height of roughly 20 feet. The Phase 1 building area is 58,130 square feet, with Phase 2 adding 11,500 square feet, for a total future area of 69,630 square feet. These portions meet the threshold for requiring larger or more mature plant materials as defined by this subsection. However, the proposed building design provides architectural interest by using a variety of materials and articulation techniques and the site is proposed to be extensively landscaped. Therefore, it is staff's professional opinion that larger or more mature plant materials are not needed to achieve the intent of this subsection.

Plant Species Requirements

Subsection 4.176 (.06) E.

C27. The applicant's landscape plan provides sufficient information showing the proposed landscape design meets the standards of this subsection related to use of native vegetation and prohibited plant materials.

Tree Credit

Subsection 4.176 (.06) F.

C28. The applicant is not proposing to preserve any trees to be counted as tree credits.

Exceeding Plant Standards
Subsection 4.176 (.06) G.

C29. The selected landscape materials do not violate any height or vision clearance requirements.

Landscape Installation and Maintenance
Subsection 4.176 (.07)

C30. Installation and maintenance standards are or will be met by conditions of approval as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival.
- Plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
- The applicant's plan set includes Irrigation Plans (see Sheets LU 204 and LU 205 in Exhibit B2) showing a fully automatic underground irrigation system as required by this standard.

Landscape Plans
Subsection 4.176 (.09)

C31. The applicant's submitted landscape plans, Sheets LU 200 through LU 214, provide the required information.

Completion of Landscaping
Subsection 4.176 (.10)

C32. The applicant has not requested to defer installation of plant materials.

Natural Features and Other Resources

Protection
Section 4.171

C33. The proposed design of the site provides for protection of natural features and other resources consistent with the proposed Stage 2 Final Plan for the site as well as the purpose and objectives of Site Design Review.

Frog Pond West-Street Tree Plan

Tree Lists for Primary Streets, Neighborhood Streets, and Pedestrian Connections
Pages 81-83 and Figure 43 of Frog Pond West Master Plan

C34. The Frog Pond West Master Plan Street Tree Plan provides guidance tied to the street typology for Frog Pond West, with an overall intent to beautify and unify the neighborhood while providing a variety of tree species. The Frog Pond West Master Plan intends to

achieve continuity through consistent tree types and consistent spacing along both sides of a street.

The proposed street tree species comply with the Frog Pond West Master Plan or will with a condition of approval as shown in the table on the following page:

Street Name	Street Type	Proposed Species	Compliance Notes
SW Brisband Street	Neighborhood	American basswood (aka American linden)	On approved list; consistent with species established in Morgan Farm and Frog Pond Ridge
SW Sherman Drive	Neighborhood	Village green zelkova	On approved list; consistent with species established in Morgan Farm
SW Boeckman Road	Primary	Not applicable/To be planted by City as part of CIP project	Not applicable

Outdoor Lighting

Applicability of Outdoor Lighting Standards

Sections 4.199.20 and 4.199.60

C35. An exterior lighting system is being installed for the proposed new development. The Outdoor Lighting standards thus apply.

Outdoor Lighting Zones

Section 4.199.30

C36. The project site is within the LZ 2 lighting zone and the proposed outdoor lighting systems are reviewed under the standards of this zone. LZ 2 is intended to be the default condition for the majority of the City and is applied in low-density suburban neighborhoods and suburban commercial districts, and industrial parks and districts.

Optional Lighting Compliance Methods

Subsection 4.199.40 (.01) A.

C37. The applicant has the option of the Performance or Prescriptive method, and has elected to comply with the Performance Option.

Weighted Average Percentage of Direct Uplight Lumens, Maximum Light Level at Property Line

Subsection 4.199.40 (.01) C. 1. and C. 2., and Table 9

C38. The proposed lighting plan (Sheets LU 401 through LU 403 in Exhibit B2) has been designed to be compliant with City standards providing appropriate lighting for the site. The lighting plan includes a combination of building-mounted and pole-mounted fixtures, ranging from 406 to 5000 lumens. Per the applicant's narrative, the exterior lighting plan complies with the performance standards by showing a weighted average percentage of direct uplight lumens less than 5%; showing that the maximum light level at the property line or adjacent public right-of-way is less than the values in Table 9; and including a photometric summary

of horizontal illuminance of 0.2 foot candles maximum and vertical illuminance on the plane facing the site up to the mounting height of the luminaire mounted highest above grade of 0.4 foot candles maximum (Table 9).

Table 9: Performance Method			
Lighting Zone	Maximum Percentage of Direct Uplight Lumens	Maximum Light Level at Property Line	
		Horizontal plane at grade (foot candles fc)	Vertical plan facing the site in question, from grade to mounting height of highest mounted luminaire (foot candles – fc)
LZ 2	5%	0.2 fc	0.4 fc

Oregon Energy Efficiency Code Compliance
 Subsection 4.199.40 (.01) B. 2.

C39. The applicant submitted an exterior lighting compliance certificate for the proposed lighting (see Exhibit J of the applicant’s Exhibit B1) demonstrating compliance with the Oregon Energy Efficiency Code.

Maximum Mounting Height
 Subsection 4.199.40 (.01) C. 3.

C40. The applicant proposes a mounting height of 20 feet for the new pole-mounted lights, less than the allowed maximum height of 40 feet. Pedestrian lighting is proposed at a maximum height of 12 feet, less than the allowed maximum height of 18 feet. Building-mounted fixtures are not proposed to exceed the maximum height of four feet greater than the portion of the building upon which they are located.

Table 8: Maximum Lighting Mounting Height In Feet			
Lighting Zone	Lighting for private drives, driveways, parking, bus stops and other transit facilities	Lighting for walkways, bikeways, plazas and other pedestrian areas	All other lighting
LZ 2	40	18	8

Lighting Curfew
 Subsection 4.199.40 (.01) D.

C41. Per the applicant’s narrative Code response, the exterior lighting plan complies with the curfew requirements of the LZ 2 Lighting Zone by controlling the exterior lighting with an astronomical time clock that turns lighting on at dusk and turns lighting off at or before 10:00 pm.

Frog Pond West-Public Lighting Plan

Lighting of Local Streets

Local Street, page 78 and Figure 42 of Frog Pond West Master Plan

C42. The applicant's plan set does not show proposed street lights on local streets SW Sherman Drive and SW Brisband Street. The Frog Pond Master Plan requires PGE Option 'B' LED with Westbrook 35W LED and 18' decorative aluminum pole (20-foot mounting height with 4 foot mast arm). This light is no longer available from PGE and the Aurora is now used as the closest matching design. These are dark sky friendly and should be located to minimize negative effects on future homes, provide for safety, and use a consistent design established by the Frog Pond West Master Plan. A condition of approval requires the applicant to submit a street lighting plan and cut sheets demonstrating compliance with the street lighting standard as part of the Public Works permit application for the project.

Lighting of Pathways

Pedestrian Connections, Trailheads and Paths, page 80 and Figure 42 of Frog Pond West Master Plan

C43. The Frog Pond West Master Plan requires a Public Lighting Plan and recommended light plan hierarchy to define various travel routes within Frog Pond. As the Pedestrian Connection shown in Street Demonstration Plan (Figure 18) will be provided by alternative means through and adjacent to the school site, lighting of this pathway will be accomplished using a variety of lighting, such as street lights, and building and pole mounted lights throughout the site (see Sheets LU 401 through LU 403 and details in Exhibit J of Exhibit B1).

Request D: Class 3 Sign Permit and Waivers (SIGN22-0012)

As described in the Findings below, the request meets the applicable criteria or will by conditions of approval.

Sign Review and Submission

Class 2 Sign Permits Reviewed by DRB

Subsection 4.031 (.01) M. and Subsection 4.156.02 (.03)

D1. The application qualifies as a Class 3 Sign Permit and the Development Review Board is reviewing the application.

What Requires Class 3 Sign Permit Review

Subsection 4.156.02 (.06)

D2. The request involves a single user in a development subject to Site Design Review by the Development Review Board thus requiring a Class 3 Sign Permit.

Class 3 Sign Permit Submission Requirements
 Subsection 4.156.02 (.06) A.

D3. As indicated in the table below the applicant has satisfied the submission requirements for Class 3 sign permits, which includes the submission requirements for Class 2 sign permits:

Requirement	Submitted	Waiver Granted		Condition of Approval	Not Applicable	Additional findings/notes
		Info Already Available to City	Info Not Necessary for Review			
Completed Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sign Drawings or Descriptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Documentation of Tenant Spaces Used in Calculating Max. Sign Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Drawings of Sign Placement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Project Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on Any Requested Waivers or Variances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Class 3 Sign Permit Review Criteria

Class 2 Review Criteria-Generally and Site Design Review
 Subsection 4.156.02 (.05) E.

D4. As indicated in Findings below, the proposed signs will satisfy the sign regulations for the applicable zoning district and the relevant Site Design Review criteria.

Class 2 Review Criteria-Compatibility with Zone
 Subsection 4.156.02 (.05) F. 1.

D5. The proposed signs are proportional to, and compatible with development in the PF zone. The application includes one (1) building sign with the school name mounted on the front canopy of the west side of the building near the main entrance. One (1) monument sign with an electronic reader board is proposed on the south side of the driveway on SW

Sherman Drive. Three (3) flag poles, two of which are exempt and one (1) that requires a waiver, are proposed to be located near the main building entrance. No evidence presented nor testimony received demonstrates the subject signs would detract from the visual appearance of the surrounding development.

Class 2 Review Criteria-Nuisance and Impact on Surrounding Properties
Subsection 4.156.02 (.05) F. 2.

D6. There is no evidence, and no testimony has been received suggesting the subject signs would create a nuisance or negatively impact the value of surrounding properties. The proposed electronic reader board sign improves functionality by facilitating remote regulation of the sign's operation and allowing easy message changes and real-time updates. The reader board will have brightness controls so as to avoid nuisances with the surrounding development and a condition of approval ensures the sign will maintain a hold-time of at least 15 minutes for messages.

Class 2 Review Criteria-Items for Special Attention
Subsection 4.156.02 (.05) F. 3.

D7. The signs do not conflict with the design or placement of other site elements, landscaping, or building architecture that has been reviewed as part of this application.

Sign Waivers-Qualifications
Subsection 4.156.02 (.08) A.

D8. The applicant requests two (2) waivers to allow an electronic reader board in the monument sign proposed on the south side of the driveway on SW Sherman Drive and to allow a third flag pole in front of the school building. The Development Review Board may grant waivers as part of a comprehensive review of the design and function of an entire site to bring about an improved design.

Signs Exempt from Sign Permit Requirements-Flags and Flagpoles
Subsection 4.156.05 (.01) C.

D9. Flags displayed from permanently-located freestanding or wall-mounted flagpoles that are designed to allow raising and lowering of flags are exempt from sign permit requirements, provided one site may have up to two (2) exempt flags and no exempt flag may be more than thirty (30) feet in height. The application proposes three (3) flagpoles to fly the required School District flags including the United States flag, State of Oregon flag, and National League of Families' POW/MIA flag. Therefore, the applicant has requested a waiver to the sign permit requirements of this subsection.

Prohibited Signs-Changeable Copy Signs
Subsection 4.156.06 (.01) D.

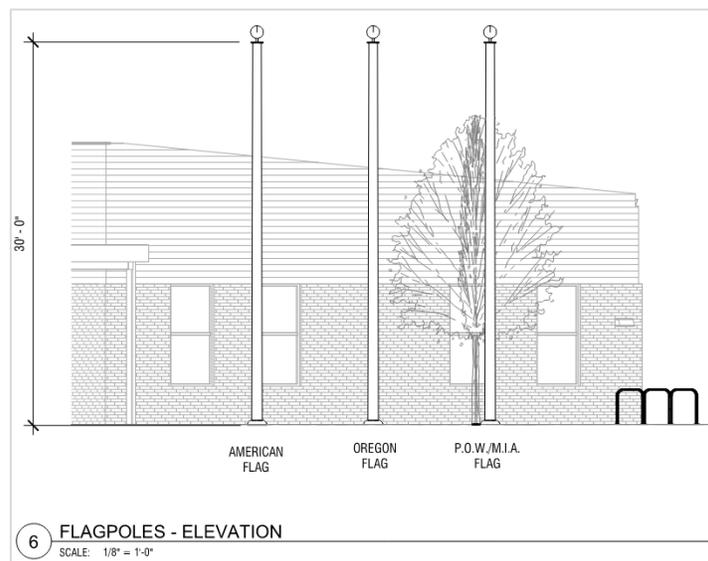
D10. Changeable copy signs that use lighting changed digitally, unless specifically approved through a waiver process connected with a Class 3 Sign Permit or Master Sign Plan, are prohibited. The applicant has applied for a waiver to allow an electronic reader board as part of the monument sign proposed on the south side of the driveway on SW Sherman Drive.

Definitions-Changeable Copy Sign
Subsection 4.001 267. F.

D11. The proposed electronic reader board sign as proposed by the applicant will not have moving structural elements, flashing or sequential lights, elements, prisms, or other methods that result in movement. A condition of approval ensures the frequency of text copy changes will not exceed once every 15 minutes except in emergency situations as requested by the City Manager or designee.

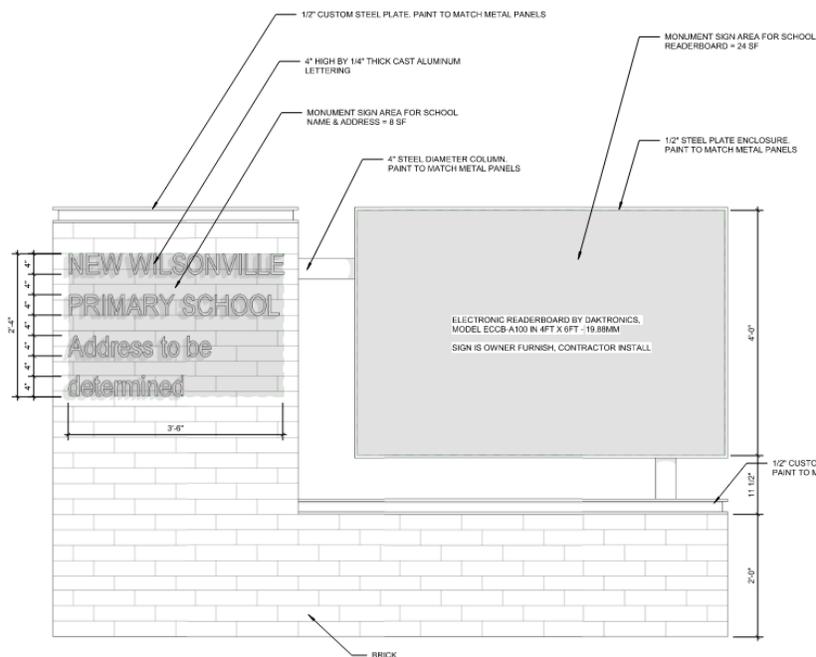
Sign Waiver Criteria-Design
Subsection 4.156.02 (.08) A. 1.

D12. With respect to the third flagpole, as stated by the applicant, three (3) flagpoles are required by the State of Oregon (Policy 107-011-160 established effective January 1, 2018) to fly the required United States flag, State of Oregon flag, and National League of Families’ POW/MIA flag. The proposed configuration, illustrated below, will allow the three (3) to be displayed properly when half-mast protocol is in effect. Each pole will be adequately lit from above. The third flagpole is complementary in design and placement to the two (2) allowed by the standard while meeting the State requirement.



Including an electronic reader board in the proposed monument sign, as described in the applicant’s narrative, improves sign functionality by facilitation remote regulation of the sign’s operation by the school, allowing easy message changes and real-time updates to the

signage outside the school, and enabling the District to inform school visitors of upcoming events, or announce school closures or delays in the event of inclement weather. The proposed design is for text only, in one color of red, with no display of graphics or animations, oriented to be seen along SW Sherman Drive at the main entry to the school.



3 MONUMENT SIGN ELEVATION - FRONT & BACK
SCALE: 1" = 1'-0"

Sign Waiver Criteria-Compatibility
Subsection 4.156.02 (.08) A. 2.

D13. According to the applicant, the three (3) flag poles will be arranged in a cohesive grouping near the main building entrance as is customary for public buildings. The flag poles will comply with the maximum 30-foot standard and will not be overly large. Official Federal and State flags are commonly associated with public buildings and the District is obliged to properly display three (3) flags. At a 30-foot maximum flag pole height, it is not possible to properly display the flags at half-staff, therefore, a third flag pole is necessary to comply with State requirements.

As described by the application, the monument sign design and location were selected to allow the District to provide school announcements to the public traveling along SW Sherman Drive. The sign is proposed to be oriented so as to not direct messages toward the residences on the west side of the street. The brick and finish of the address lettering are consistent with the finish materials and canopy sign for the school building. The electronic reader board display will have a similar visual appearance to a manual reader board backlit

display, which is allowed by the Code. It will not have graphics or flashing displays of any kind.

Sign Waiver Criteria-Public Safety, Especially Traffic Safety
Subsection 4.156.02 (.08) A. 3.

D14. There is no evidence the proposed signs will negatively impact public safety, especially traffic safety. As noted in Finding D9, the proposed signs are sufficiently removed from streets to have any potential to adversely impact traffic or general public safety.

With regard to the electronic reader board sign, there is no evidence the proposed sign will negatively impact public safety, especially traffic safety. Per the applicant's narrative, the sign location will allow for proper visibility near the intersection of the parking area driveway and SW Sherman Drive. The electronic display will not be overly bright, animated, or distracting in any way that could compromise traffic safety.

Sign Waiver Criteria-Content
Subsection 4.156.02 (.08) A. 4.

D15. The content of the subject signs is not being reviewed or considered as part of this application.

Changeable Copy Sign Waiver Criteria-Dimming Technology
Subsection 4.156.06 (.01) D. 1.

D16. The applicant's narrative states that the electronic reader board display has a sensor and auto dimming capabilities to provide appropriate light levels during the daytime and early evening. In addition, the message will not change more frequently than every 15 minutes, as required by the standards.

Changeable Copy Sign Waiver Criteria-Luminance
Subsection 4.156.06 (.01) D. 2.

D17. As described by the applicant, the proposed electronic reader board is designed for text only and will not display graphics or animations. Text will be displayed in one color, red, and will have a maximum brightness of 4,000 nits or 4,000 candela per square meter (for comparison, TV brightness is up to 1,500 nits or 1,500 candela per square meter), which is within the standard recommendation for brightness levels of outdoors displays.

Sign Measurement

Measurement of Individual Element Signs
Subsection 4.156.03 (.01) B.

D18. The sign measurement uses single rectangles, as allowed, and shown in Table 3 of the applicant's narrative, below.

**Table 3
Proposed Signs**

SIGN LOCATION AND TYPE	NO.	DIMENSIONS AND AREA	MATERIAL AND INSTALLATION	ILLUMINATION
North Courtyard Façade/Main Entrance				
Building Signage "New Wilsonville Primary School" (Placeholder text for school name)	1	27'-1" X 1'-6" = 41 SF 8'-8" X 1'-6" = 13 SF	18" high by 1" thick cast aluminum letters	No illumination
Site Entrance				
Monument Sign "School Name & Address TBD" with an electronic reader board	1	Letters 3'-6" X 2'-4" = 8 SF Reader board 6'-0" x 4'-0" = 24 SF	4" high by ¼" thick cast aluminum letters	Spotlights will illuminate the School Name & Address from the ground Internal illumination

Freestanding and Ground Mounted Signs in the PDC, TC, PDI, and PF Zones

General Allowance

Subsection 4.156.08 (.01) A.

D19. The subject site has frontage on SW Sherman Drive of sufficient length to be sign eligible. As a corner lot, the site is eligible for one (1) additional freestanding or ground mounted sign on either SW Boeckman Road or SW Brisband Street. However, the applicant is proposing only one (1) sign, on the SW Sherman Drive frontage on the south side of the driveway at the main entrance to the school.

Allowed Height

Subsection 4.156.08 (.01) B.

D20. The allowed height for the sign is 20 feet in the PF zone. The proposed seven (7)-foot-tall freestanding sign (see Sheet LU 350 in Exhibit B2) thus meets the requirements of this subsection.

Allowed Area

Subsection 4.156.08 (.01) C.

D21. For PF zoned properties adjacent to residential zoned land, the maximum allowed area is 32 square feet. As shown on the applicant's Sheet LU 350 (Exhibit B2) the name and address measures eight (8) square feet and the electronic reader board measures 24 square feet for a total sign area of 32 square feet, meeting the requirement.

Pole or Sign Support Placement Vertical
Subsection 4.156.08 (.01) D.

D22. The applicant proposes constructing the freestanding sign and its foundation in a full vertical position.

Extending Over Right-of-Way, Parking, and Maneuvering Areas
Subsection 4.156.08 (.01) E.

D23. The subject freestanding sign will not extend into or above right-of-way, parking, and maneuvering areas.

Design of Freestanding Signs to Match or Complement Design of Buildings
Subsection 4.156.08 (.01) G.

D24. The proposed sign is coordinated with the building design.

Width Not Greater Than Height for Signs Over 8 Feet
Subsection 4.156.08 (.01) H.

D25. The proposed freestanding sign does not exceed eight (8) feet in height, therefore, the requirements of this subsection do not apply.

Sign Setback
Subsection 4.156.08 (.01) J.

D26. The setback requirements intend for freestanding signs to be located no further than 15 feet from the property line and no closer than two feet from a sidewalk or other hard surface in the public right-of-way. The applicant's Sheet LU 300 (Exhibit B2) shows the freestanding sign located approximately five (5) feet from the west property line and roughly seven (7) feet from the public sidewalk in SW Sherman Drive, consistent with the requirement.

Address Required to be on Sign
Subsection 4.156.08 (.01) K.

D27. The main entry to the site is from SW Sherman Drive. Sheet LU 350 (Exhibit B2) shows the address to be located on the monument sign, thus meeting the requirements.

Building Signs in the PDC, PDI, and PF Zones

Establishing whether Building Facades are Eligible for Signs

Subsection 4.156.08 (.02) A.

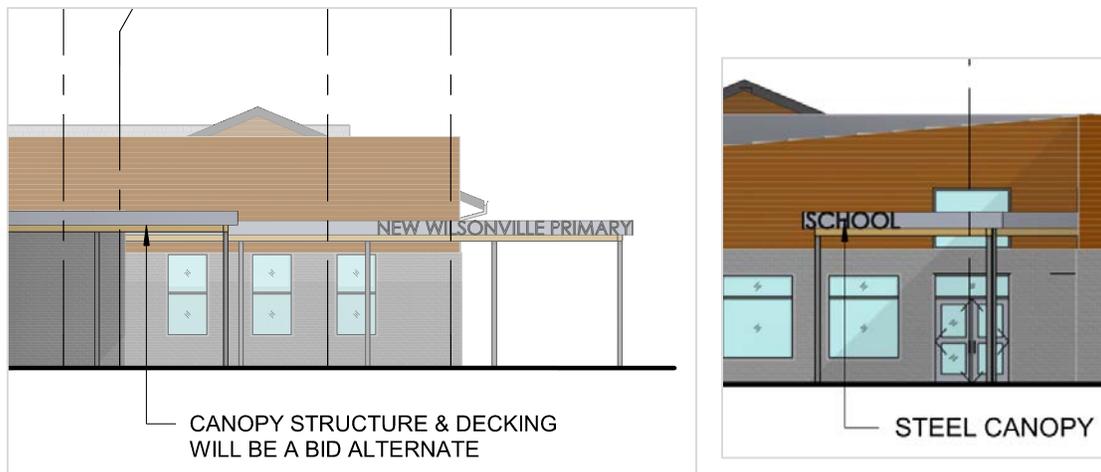
D28. The west, north, and south facades are sign eligible while the east is not as follows:

Façade	Sign Eligible	Criteria making sign eligible
North	Yes	Faces a lot line with frontage on a street
East	No	
South	Yes	Faces a lot line with frontage on a street
West	Yes	Entrance open to general public; adjacent to primary parking area; faces a lot line with frontage on a street

Building Sign Area Allowed

Subsection 4.156.08 (.02) B.5.a

D29. As described by the applicant and shown on the plans and in the illustration below, the building-mounted sign is proposed to be located on the walkway canopy near the main front entrance, and will wrap around the west corner of the canopy. The northwest facing portion of the sign is 41 square feet (Sheet LU 350) on a building façade in excess of 140 feet, and the west facing portion of the sign is 13 square feet on a façade length over 370 feet. The code allows a sign area of 36 square feet for building facades lengths greater than 72 feet with an allowance to 12 additional square feet of sign area for every additional 24 feet of façade length. Each portion of the sign easily satisfies this standard. No signs are proposed on the north or south façades.



Building Sign Length Not to Exceed 75 Percent of Façade Length

Subsection 4.156.08 (.02) C.

D30. The proposed building signs do not exceed 75 percent of the length of the façades.

Building Sign Height Allowed

Subsection 4.156.08 (.02) D.

D31. The proposed building signs are within a definable architectural feature and have a definable space between the sign and the top and bottom of the architectural features.

Building Sign Types Allowed

Subsection 4.156.08 (.02) E.

D32. The proposed building functionally similar to marquee and awning signs, which is allowed.

Site Design Review

Excessive Uniformity, Inappropriate Design

Subsection 4.400 (.01)

D33. With quality materials and design, the proposed building and monument signs will not result in excessive uniformity, inappropriateness or poor design, and the proper attention has been paid to site development.

Purpose and Objectives

Subsection 4.400 (.02) and Subsection 4.421 (.03)

D34. The signs comply with the purposes and objectives of site design review, especially Objective D, which specifically mentions signs. The proposed signs are of a scale and design appropriately related to the subject site with the appropriate amount of attention given to visual appearance.

Design Standards

Subsection 4.421 (.01)

D35. The applicant has provided sufficient information demonstrating compliance with the standards of this subsection, specifically Objective F. which pertains to advertising features. There is no indication that the size, location, design, color, texture, lighting or material of the proposed signs would detract from the design of the surrounding properties.

Design Standards and Signs

Subsection 4.421 (.02)

D36. This review applies design standards to exterior signs, as required.

Conditions of Approval to Insure Proper and Efficient Function

Subsection 4.421 (.05)

D37. Staff recommends no additional conditions of approval to ensure the proper and efficient functioning of the development in relation to the signs.

Color or Materials Requirements
Subsection 4.421 (.06)

D38. The proposed coloring is appropriate for the signs and no additional requirements are necessary.

Site Design Review-Procedures and Submittal Requirements
Section 4.440

D39. The applicant has submitted a sign plan as required by this section.

Frog Pond West-Gateways, Monuments and Signage

Unifying Frog Pond Name, Gateway Signs, Prohibition on Individual Subdivision Signs
Page 92 of the Frog Pond West Master Plan

D40. There are no neighborhood gateways planned within the area of the subject site; therefore, no monument signs or other neighborhood gateway signs are permitted.

Unifying Frog Pond Name, Sign Caps on Street Signs
Page 92 of the Frog Pond West Master Plan

D41. As required by a condition of approval, all street name signs on roads adjacent to the subject site installed by the applicant are required to utilize the City-approved sign cap, matching the design used in the previously approved projects within Frog Pond West. The developer will buy the signs from the City to ensure uniformity throughout the Frog Pond West neighborhood.

Request E: Type C Tree Removal Plan (TPLN22-0009)

As described in the Findings below, the request meets the applicable criteria or will by conditions of approval.

Type C Tree Removal

Review Authority
Subsection 4.610.00 (.03) B.

E1. The requested tree removal is connected to Site Design Review by the Development Review Board for new development and, thus, is under their authority.

Conditions of Approval
Subsection 4.610.00 (.06) A.

E2. No additional conditions are recommended pursuant to this subsection.

Completion of Operation
Subsection 4.610.00 (.06) B.

E3. It is understood that tree removal will be completed by the time the development of the proposed facility is completed, which is a reasonable time frame for tree removal.

Security for Permit Compliance
Subsection 4.610.00 (.06) C.

E4. No bond is anticipated to be required to ensure compliance with the tree removal plan as a bond is required for overall landscaping.

Tree Removal Standards
Subsection 4.610.10 (.01)

E5. The standards of this subsection are met as follows:

- Standard for the Significant Resource Overlay Zone: The proposed tree removal is not within the Significant Resource Overlay Zone.
- Preservation and Conservation: The applicant has taken tree preservation into consideration, and has limited tree removal to trees that are necessary to remove for development. Several trees along the northeast boundary of the site and an Austrian pine on the south side of the site near SW Boeckman Road will be preserved during Phase 1 construction; however, the applicant's tree protection and removal plan indicates that several of these trees will need to be removed when Phase 2 construction occurs in the future.
- Development Alternatives: No significant wooded areas or trees would be preserved by practical design alternatives.
- Land Clearing: As stated in the applicant's materials, because of the scale of the project, most of the site will need to be cleared; however, it will be restored with new landscaping that is integrated with the site design and the character of the emerging neighborhood, which surrounds the site.
- Residential Development: The proposed activity does not involve residential development, therefore this criteria does not apply.
- Compliance with Statutes and Ordinances: The necessary tree replacement and protection is planned according to the requirements of the tree preservation and protection ordinance.
- Relocation or Replacement. As shown on the applicant's planting schedule (Sheet LU 206 in Exhibit B2), in excess of 90 trees are proposed to be planted as replacement for the 41 proposed for removal in Phase 1 and additional 13 to be removed in Phase 2, substantially exceeding the 1:1 required replacement ratio.

- Limitation: Tree removal is limited to where it is necessary for construction or to address nuisances or where the health of the trees warrants removal.
- Tree Survey: A tree survey has been provided.

Review Process
Subsection 4.610.40

- E6. Review of the proposed Type C Tree Plan is concurrent with other site development applications.

Tree Maintenance and Protection Plan
Section 4.610.40 (.02)

- E7. The applicant submitted the necessary copies of a Tree Maintenance and Protection Plan.

Replacement and Mitigation

Tree Replacement Required
Subsection 4.620.00 (.01)

- E8. Consistent with the tree replacement requirements for Type C Tree Removal Permits established by this subsection, the applicant proposes to plant mitigation trees consistent with Subsection 4.620.00 (.06).

Basis for Determining Replacement, and Replacement Tree Requirements
Subsection 4.620.00 (.02) and (.03)

- E9. As shown in the planting schedule on Sheet LU 206 in Exhibit B2, replacement trees will meet, or will meet with conditions of approval, the minimum caliper and other replacement requirements. The applicant proposes planting in excess of 90 trees consistent with the 1:1 ratio required by this subsection. Staff does not recommend any mitigation on an inch-per-inch basis.

Replacement Tree Stock Requirements
Subsections 4.620.00 (.04)

- E10. Review of the tree replacement and mitigation plan is prior to planting and in accordance with the tree ordinance, as established by other findings in this request. The applicant's landscape plans show tree stock meeting the tree stock requirements.

Replacement Trees, City Tree Fund
Subsection 4.620.00 (.05)

- E11. As shown on the landscape plans (Sheets LU 206 through LU 209), some of the proposed replacement trees are street trees, the placement of which will be reviewed and approved as part of Public Works permit review for the project. The applicant does not propose to pay into the City Tree Fund as mitigation for removed trees.

Protection of Preserved Trees

Tree Protection During Construction

Section 4.620.10

- E12.** A condition of approval ensures tree protection measures, including fencing, are in place consistent with Public Works Standards Detail Drawing RD-1230. All trees required to be protected must be clearly labeled as such, and suitable barriers to protect remaining trees must be erected, maintained, and remain in place until the City authorizes their removal or issues a final certificate of occupancy. A condition of approval will ensure the applicable requirements of this section are met.