

# Parkworks Industrial Spec Development

DRB Panel A Public Hearing  
December 11, 2023  
Presented by: Georgia McAlister, Associate Planner

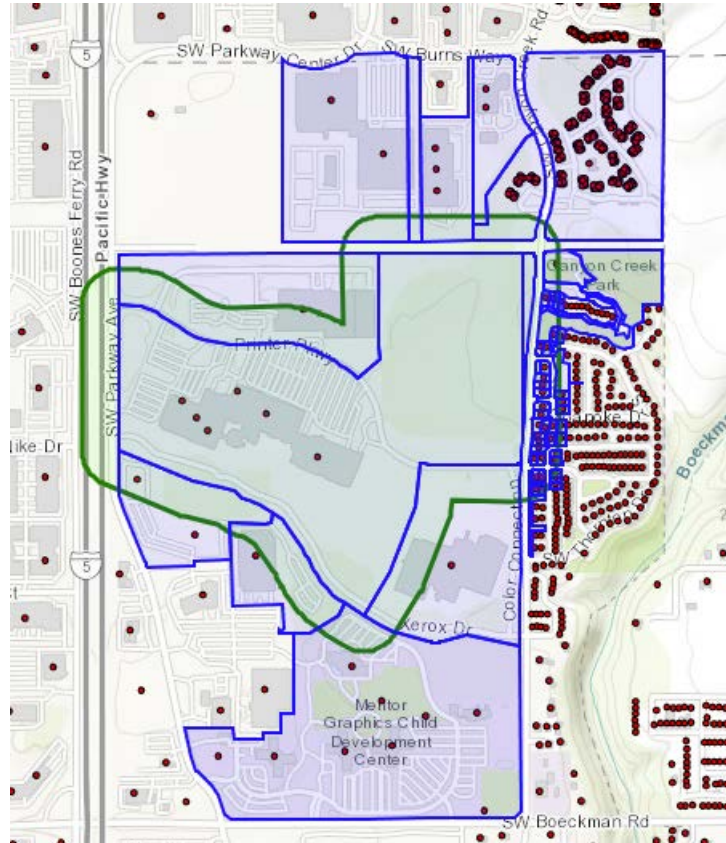


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OREGON

# Location



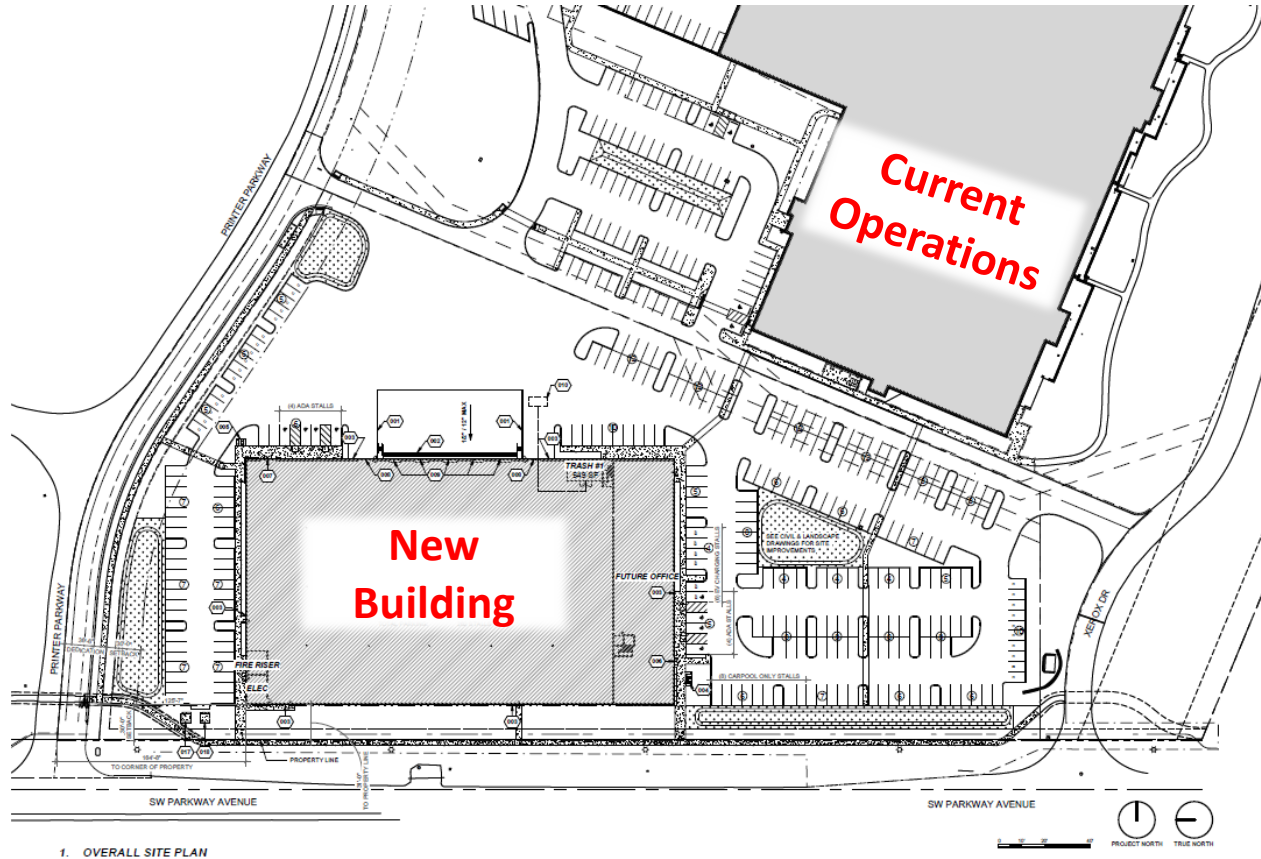
# Noticing



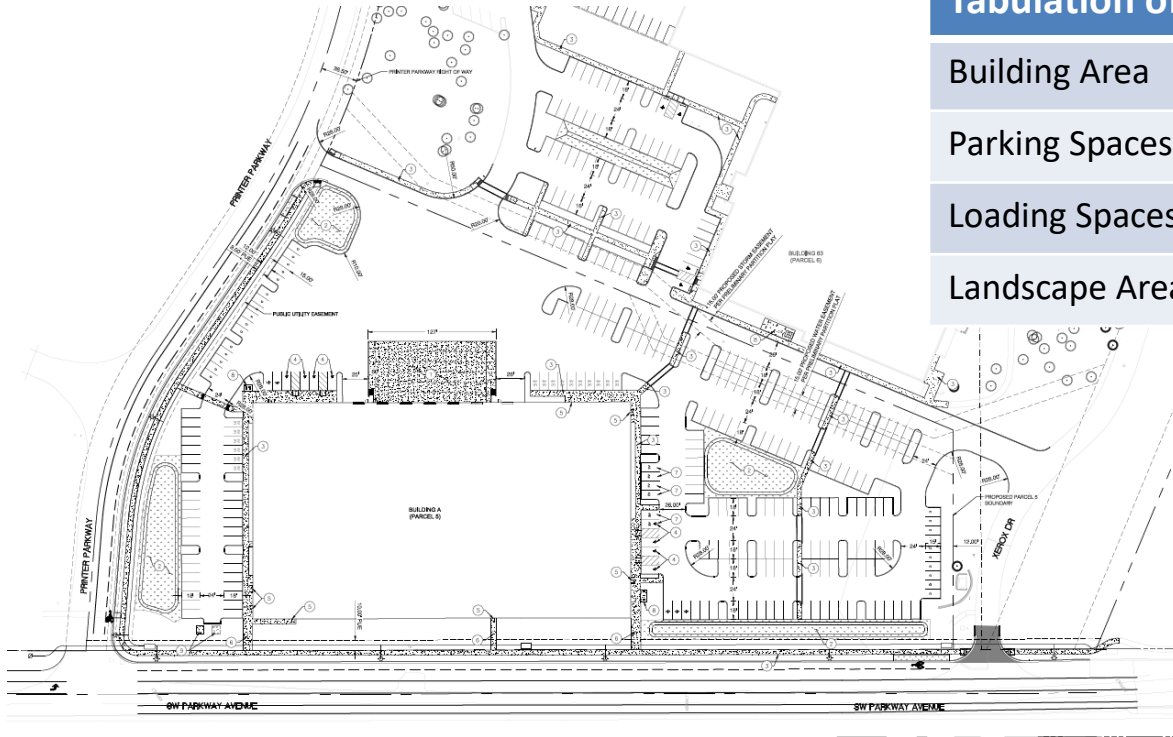
# List of Applications

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

# Stage 1 Preliminary Plan



# Stage 2 Final Plan



## Tabulation of Site Plan Features

Building Area	91,773 sf	
Parking Spaces	262	
Loading Spaces/Doors	5	
Landscape Area	56,210sf	20.1%

# Stage 2 Final Plan – Traffic

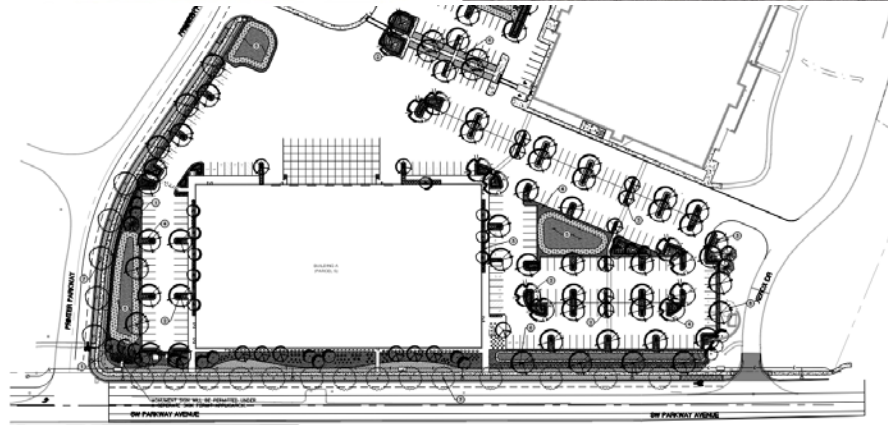
- Evaluated intersections:
  - SW Parkway Avenue/Boeckman Road
  - SW Parkway/Xerox Drive
  - SW Parkway Avenue/Printer Parkway
  - Parkway Center Drive/Elligsen Road
- Level of Service D or better
  - Operation at all evaluated intersections exceeds the minimum standard LOS D
- Condition of Approval requiring closure of an existing driveway between Printer Parkway and Xerox Drive

# Site Design Review

ELEVATION DESIGN  
SW Approach View

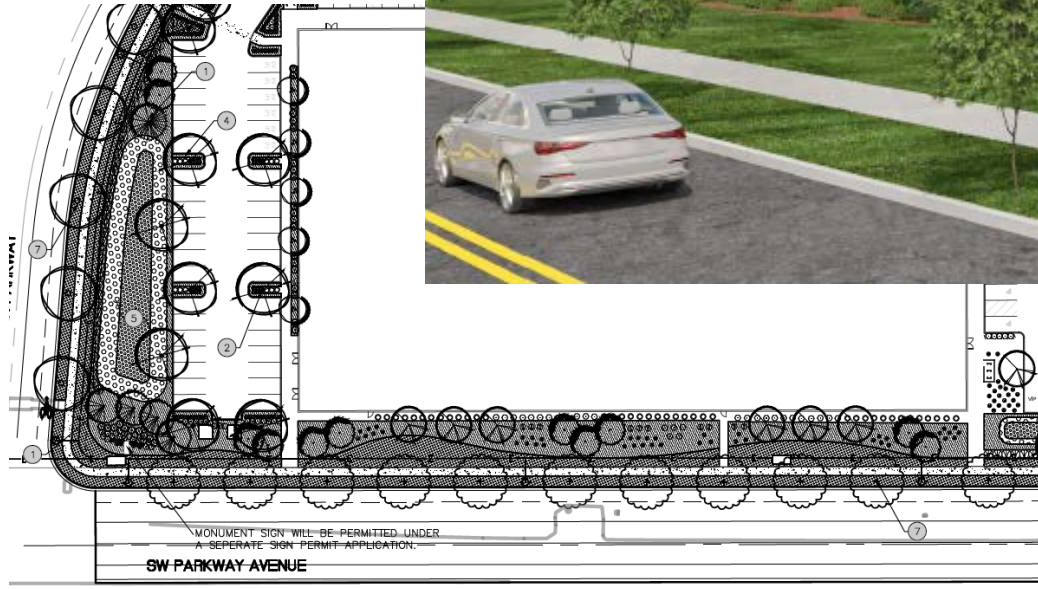


ELEVATION DESIGN  
NE Approach View





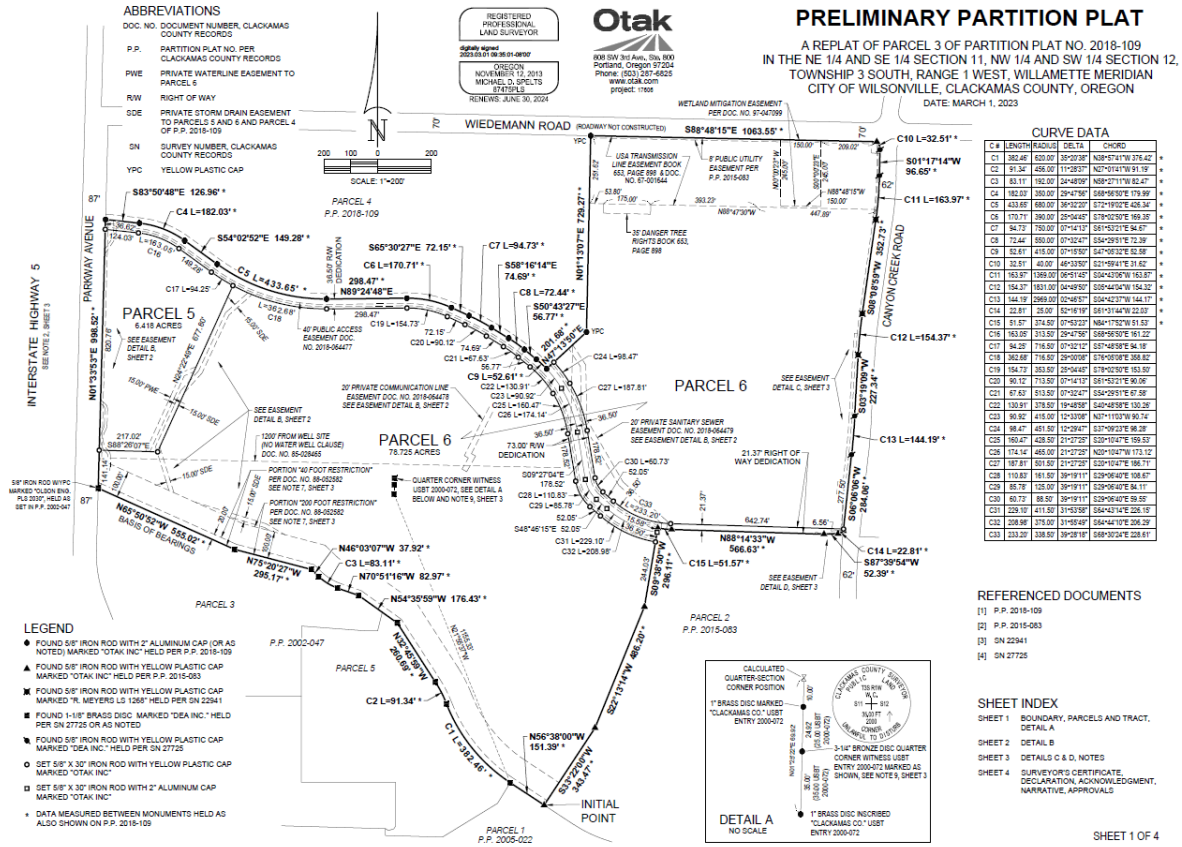
# Site Design Review



# Type C Tree Removal Plan



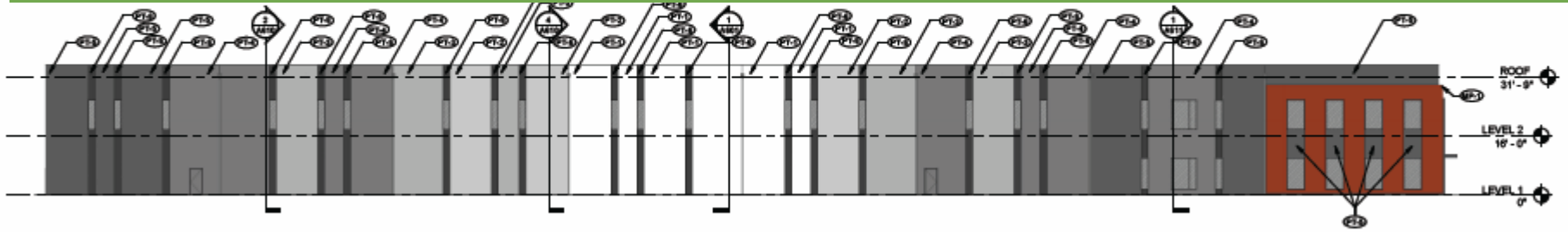
# Tentative Partition Plat



# Building Design



# Building Design



4. OVERALL WEST ELEVATION

ANN SCALE: 1/8" = 1'-0"



Revised Design



Current Proposed Design

LRS  
ARCHITECTS

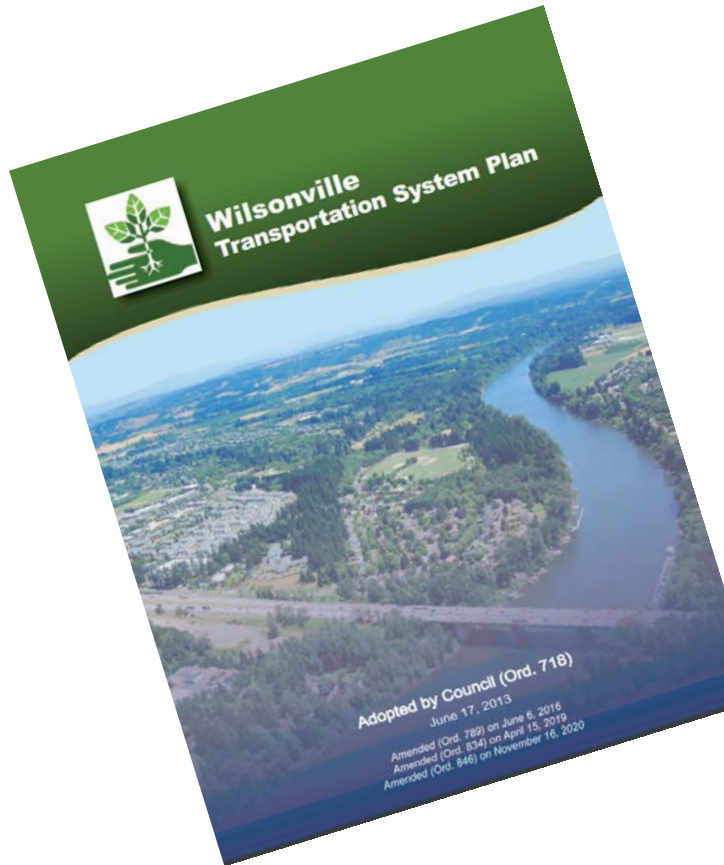
# Nollan & Dolan Analysis

- Transportation and infrastructure improvements roughly proportional to the impact of a development are required within the City of Wilsonville for all new development
- Conditions of Approval require improvements that when constructed will ensure Parkway Avenue and Printer Parkway comply with Current Public Works Standards and Transportation System Plan.

# Nollan & Dolan Analysis

- Applicant's objection to required improvements
- Essential Nexus/Rough Proportionality
  - Exhibit A2

# Transportation Planning



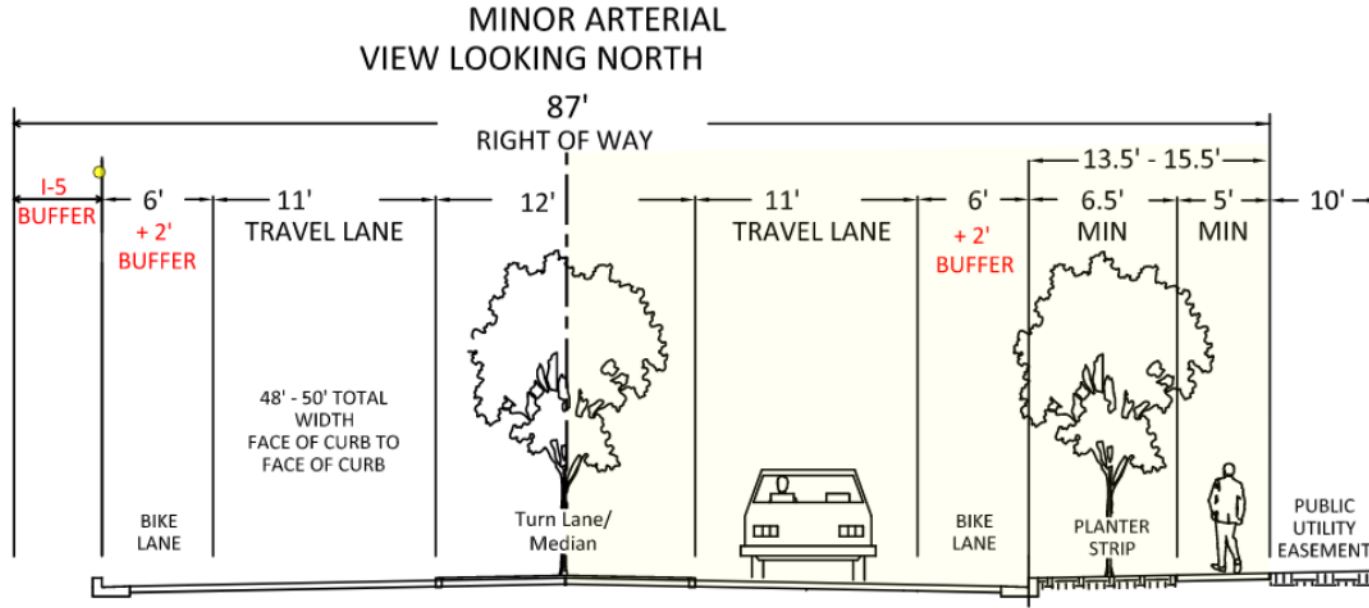
## Estimated Funding Available through 2035 for Capital Improvements

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



# Transportation Improvements

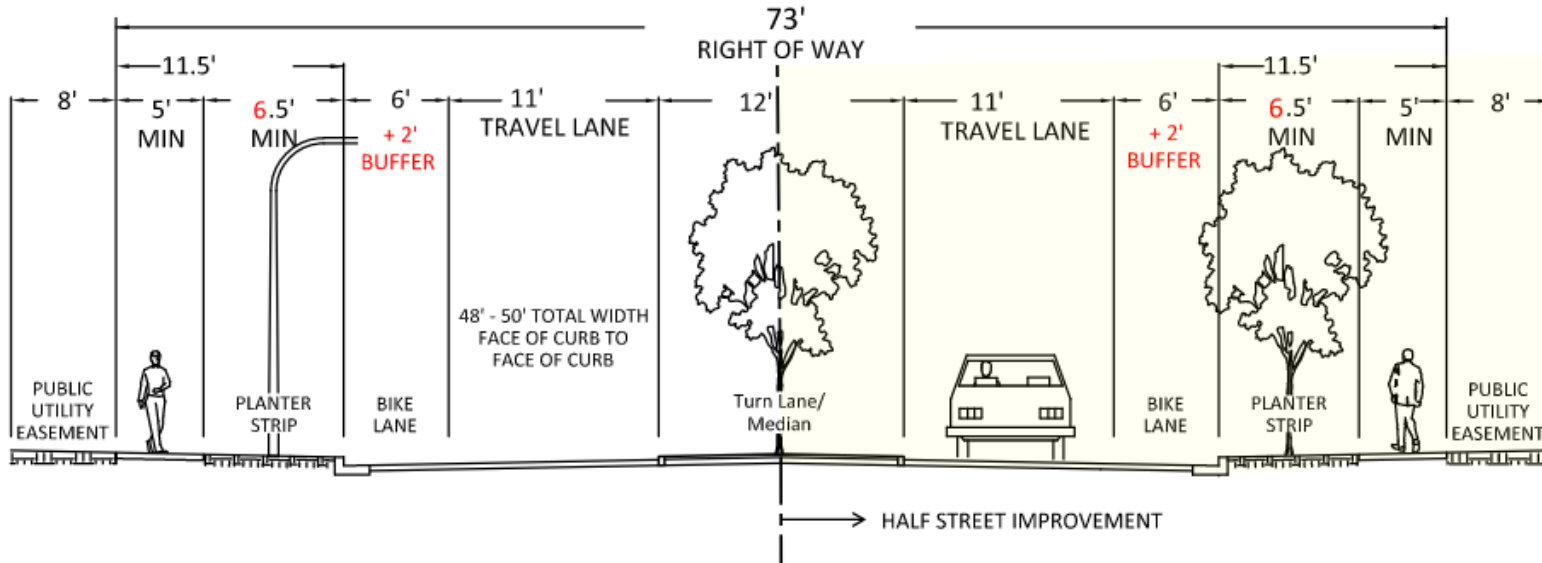
- UU-05 - SW Parkway Avenue Urban Upgrade



# Transportation Improvements

- UU-09 - SW Printer Parkway Urban Upgrade

COLLECTOR WITHOUT ON-STREET PARKING  
VIEW LOOKING EAST



# Discussion



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