

Sysco Expansion

Development Review Board
June 22, 2026



DB25-0010 Zone Map Amendment & Facility Expansion Master Plan

- Zone Map Amendment (ZONE25-0002) – Recommendation to City Council
- Stage 1 Preliminary Plan (STG125-0004)
- Stage 2 Final Plan (STG225-0007)
- Site Design Review (SDR25-0009)
- Class 3 Sign Permit (SIGN25-0012)
- Type C Tree Removal Plan (TPLN25-0006)
- SRIR Review (SRIR25-0002)
- Lot Line Adjustment (ARC226-0002)
- Verification of Boundary (Standard) (SROZ26-0001)





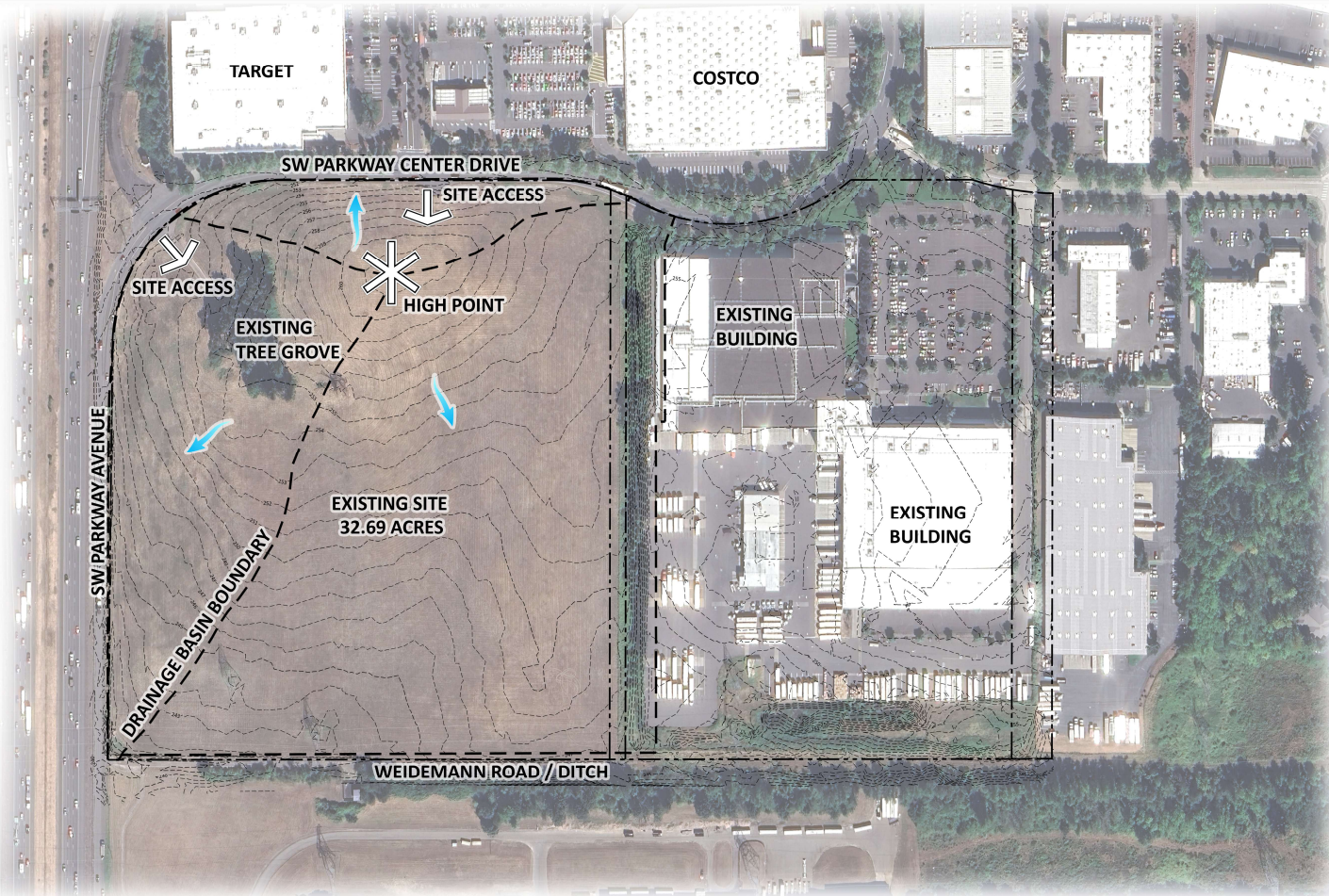
Zone Map Amendment (ZONE25-0002)



EXISTING ZONING

PROPOSED ZONING

LEGEND	
SYMBOL	DESCRIPTION
	RESIDENTIAL AGRICULTURAL HOLDING (FDA-H)
	PLANNED DEVELOPMENT INDUSTRIAL (PDI)
	PLANNED DEVELOPMENT INDUSTRIAL (PDI-RSIA)



Site Design Review (SDR25-0009)

Sysco Expansion

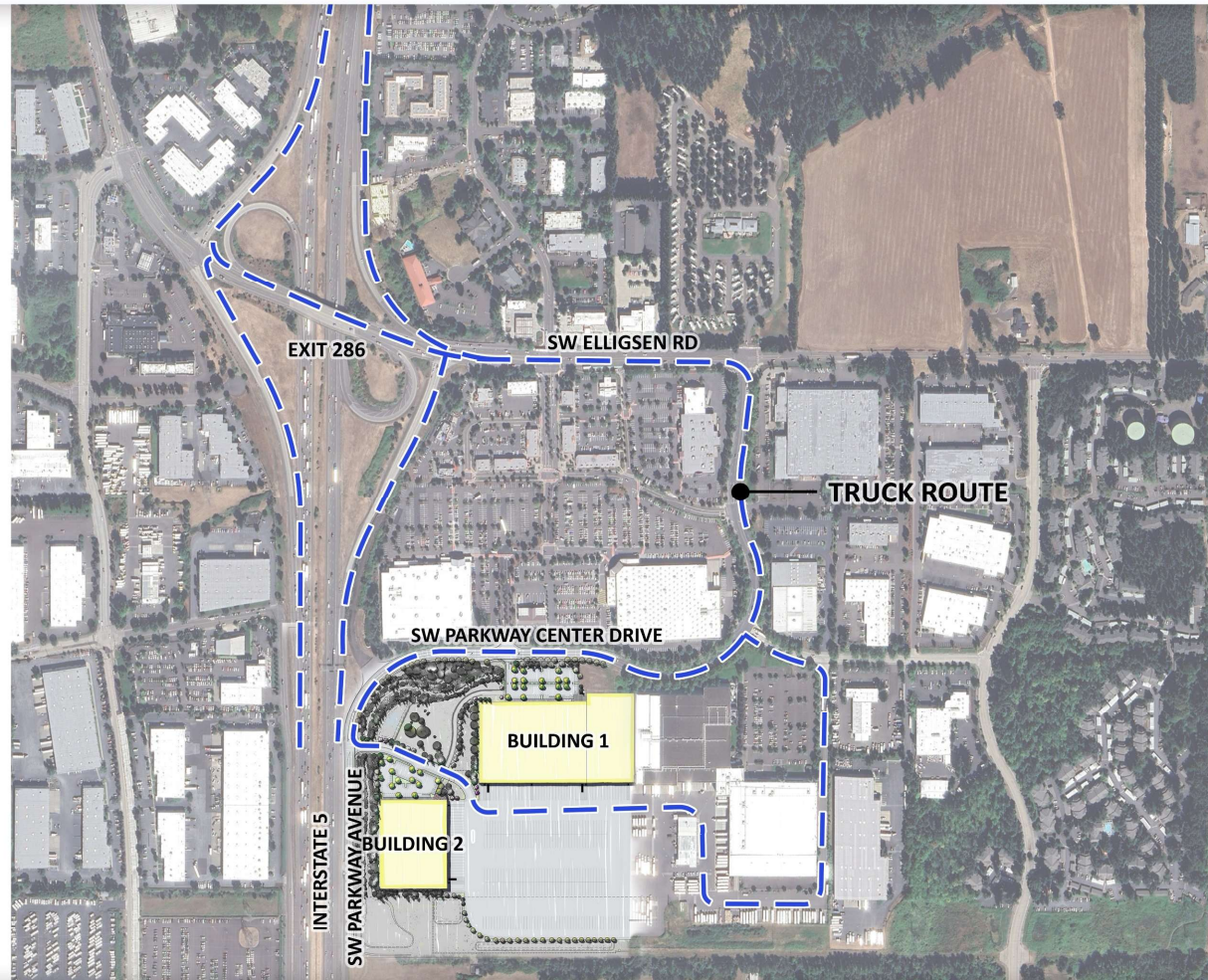
- 372,322 sf. Warehouse & Distribution Space
 - 84,000 sf. Extension of Existing Building
 - 171,712 sf. Building 1
 - 116,610 sf. Building 2
- 178 Vehicle Parking Spaces
 - 99 Spaces in North Lot
 - 79 Spaces in West Lot
- 8 ADA Parking Spaces
 - 4 Spaces in Each Lot



Site Design Review (SDR25-0009)

Traffic Impact Analysis (TIA) & Transportation Planning Rule (TPR)

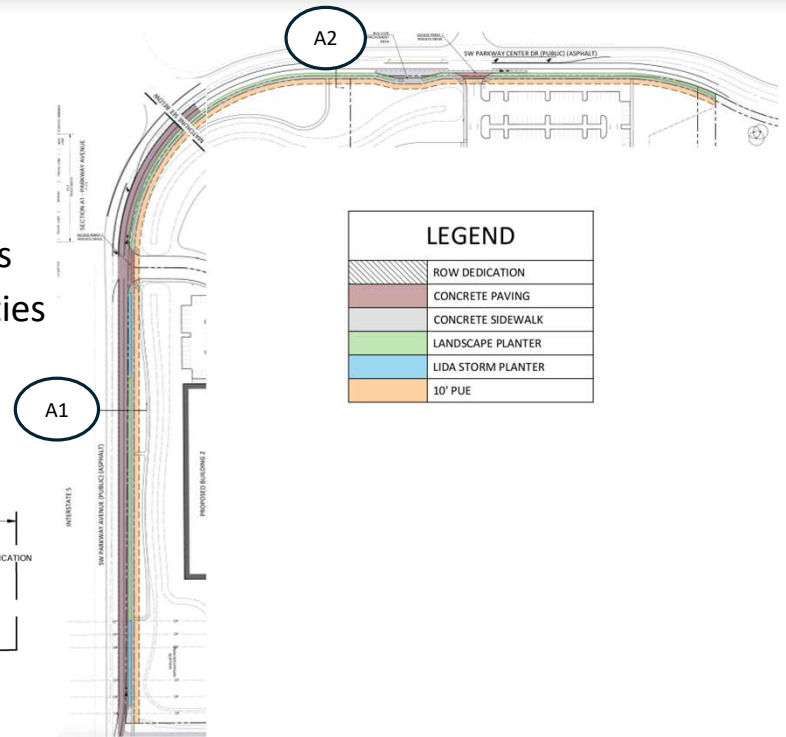
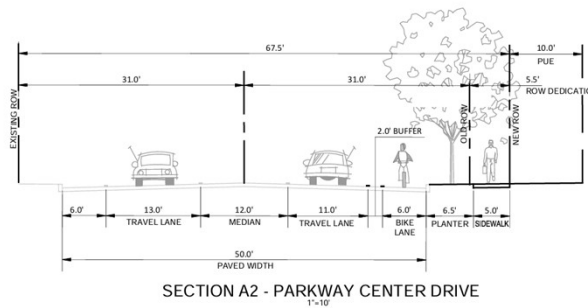
- 7 Intersections & 3 Points of Access Studied
- 93 Total PM Peak Hour Trips
(78 cars & 15 truck trips)
- 70 trips expected thru I-5/Elligsen Road/
0 trips expected thru I-5/Wilsonville Road
- Site Design Recommendations:
 - Safe Internal Pedestrian Routes
 - Extended 2-way Drive Aisles



Site Design Review (SDR25-0009)

Transportation Site Design Elements:

- Right-of-way Dedication
- Site Access Aligned with Costco/ Target
- Southbound Turn Lanes on SW Parkway Ave into Site for Truck Access
- Half-Street Improvements with Enhanced Pedestrian & Bicycle Facilities
- Bus Pull-Out & Shelter



LEGEND	
	ROW DEDICATION
	CONCRETE PAVING
	CONCRETE SIDEWALK
	LANDSCAPE PLANTER
	LIDA STORM PLANTER
	10' PUE

Site Design Review (SDR25-0009)



BUILDING 1 WEST ELEVATION



BUILDING 1 SOUTH ELEVATION



BUILDING 2 WEST ELEVATION

Class 3 Sign Permit (SIGN25-0012)



Type C Tree Removal Plan (TPLN25-0006)

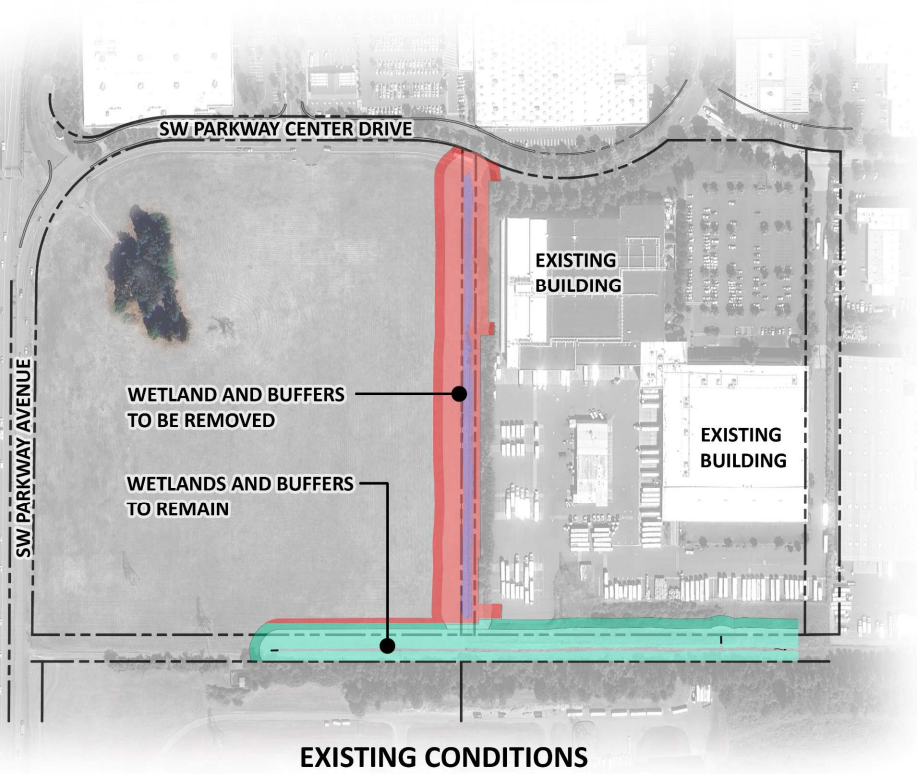


EXISTING LANDSCAPING

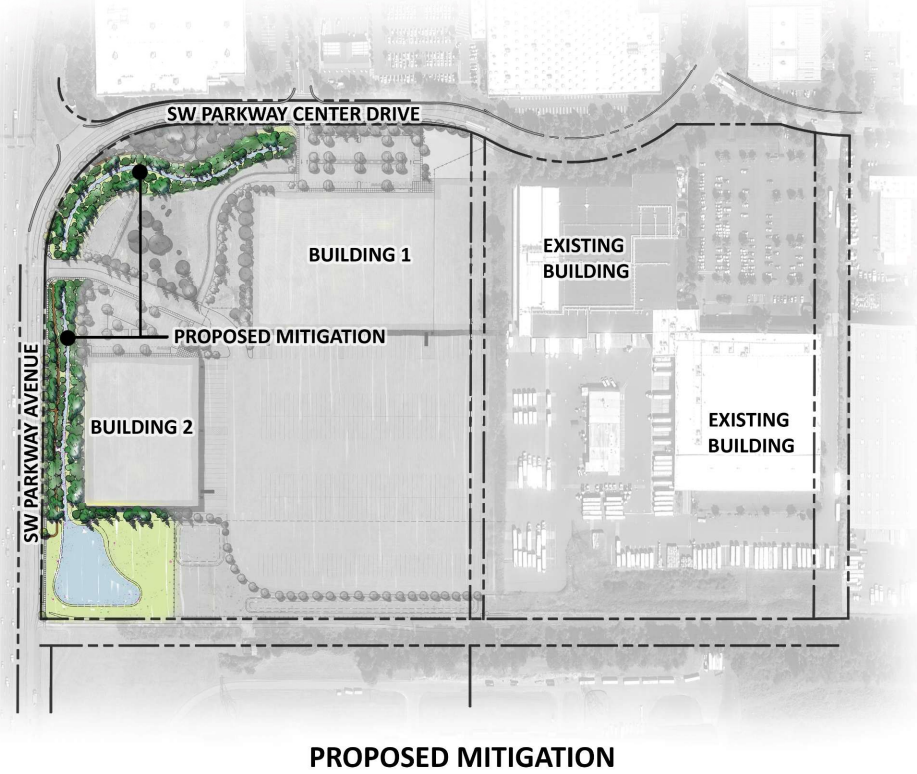


PROPOSED LANDSCAPING

Verification of Boundary (SROZ26-0001)



SRIR Review (SRIR25-0002)



Lot Line Adjustment (ARC226-0002)



Lot Line Adjustment (ARC226-0002)





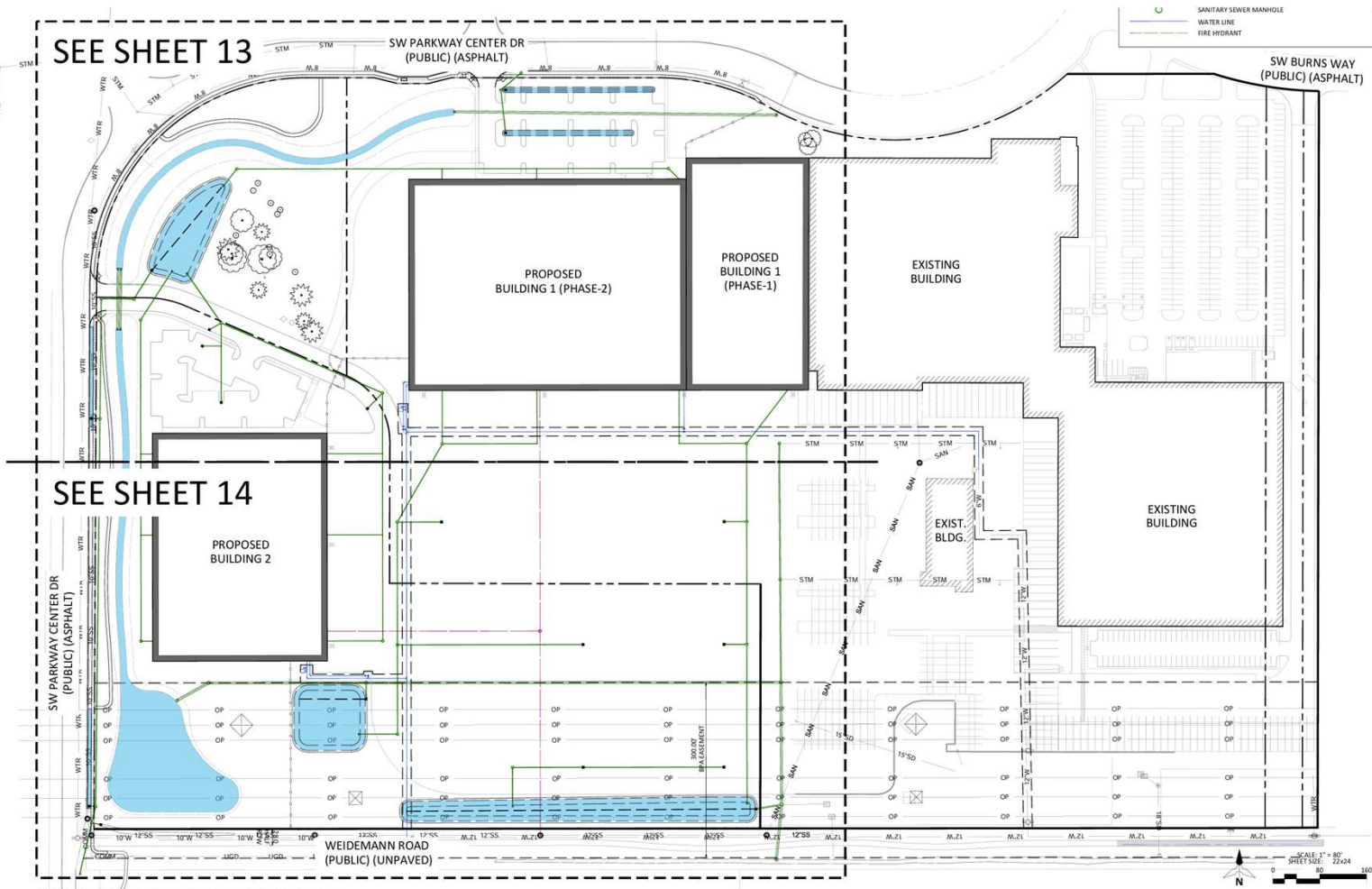
Thank You

Maureen Jackson, AICP, Project Planner
William "Bill" Brannan, PE, Senior Project Manager



Tara W. Lund, Vice President





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