

STANDRIDGE INC

PLANNING | ENGINEERING | SURVEYING

June 18, 2026

Chris Myers - Senior Planner

Planning Division

Community Development Division

City of Wilsonville

29799 SW Town Center Loop Drive E

Wilsonville, OR 97070

RE: Application Number: **DB25-0010**
Sysco Wilsonville Re-Zone and Facility Expansion Master Plan
Staff Report and Draft Conditions of Approval

Dear Chris,

Our team has reviewed the Staff Report and Conditions of Approval dated June 15, 2026. In our review, we identified some inconsistencies between the Report and application materials. Please accept this supplemental memorandum into the record to clarify the following details of the proposed development:

- **Building Area**

The Background provided on page 4 of the Staff Report notes the project “will provide approximately 400,884 square feet of additional warehouse and distribution space.” Pages 29 and 34 of the Report notes “approximately 380,000 square feet of warehouse and distribution facilities” are proposed.

As illustrated on the Architectural Site Plan, Sheet A0.1 of the Preliminary Site Plans (March 2026), the applicant proposes to provide approximately 372,322 square feet of warehouse and distribution space as noted in the table below:

Phase/ Building	Area (sf.)
Phase 1 Building 1 (extension of existing building)	84,000
Phase 2 Building 1	171,712
Phase 2 Building 2	116,610
Total Warehouse and Distribution Space	372,322

- **Phased Construction**

Condition of Approval PF 16. requires “**Prior to any Paving:** Onsite stormwater facilities must be constructed and vegetated facilities planted. **Prior Issuance of Final Building Certificate of Occupancy:** The applicant must execute and record with the County a Stormwater Maintenance and Access Easement Agreement with the City.”

The applicant would like to confirm the City’s acceptance of the Phase 1 improvements as illustrated on Sheet 7 of the Preliminary Site Plans (March 2026). The applicant understands that



prior to paving in Phase 1, the stormwater quality and detention pond located along the southern boundary of the subject property will be constructed and planted. A Stormwater Maintenance and Access Easement Agreement will be executed and recorded for this facility prior to issuance of the Certificate of Occupancy for Building 1 (extension of existing building).

- **Vehicle Parking**

The response to the Parking Design Standards Section 4.155 (.02) and (.03), on page 38 of the Staff Report, notes *“26 of the 260 parking spaces are compact, well below the maximum of 40%”* and *“the proposal provides 8 ADA parking spaces for 262 parking spaces exceeding the required ADA spaces by 2.”*

As noted on the Preliminary Development Plan, Sheet 03 of the Preliminary Site Plans (March 2026), the development is designed to provide 178 standard vehicle parking spaces (99 spaces in the north lot and 79 spaces in the west lot) and 8 ADA parking spaces (4 spaces in each lot). No compact parking spaces are provided.

- **Landscape Area and Locations**

The response to the Landscape Area and Locations Subsection 4.176 (.03), page 46 of the Staff Report, notes *“the subject property contains approximately 279,568 square feet. The applicant proposes approximately 56,210 square feet of landscaped area, representing approximately 20.1 percent of the site.”*

As noted on the Cover Sheet, Sheet 01 of the Preliminary Site Plans (March 2026), the subject property is 32.69 acres (1,423,976.4 sq. ft.). In accordance with Subsection 4.176 (.03), the proposed development is required to contain 15% (213,597 sq. ft.) of landscaped area. The Preliminary Development Plan and Preliminary Landscape Plans, Sheets 03 and 17 thru 19 of the Preliminary Site Plans (March 2026) illustrate how the development is designed to exceed the landscape area requirement.

- **Mixed Solid Waste and Recyclables Storage**

The response to the Standards for Mixed Solid Waste and Recycling Areas Subsections 4.430 (.02) C.-F., on page 58 of the Staff Report, states *“No outdoor solid waste or recycling storage areas, compactors, dumpsters, or related waste handling facilities are proposed.”*

The Dimensioned Site Plans – North and South, Sheets 05 and 06 in the Preliminary Site Plans (March 2026), identify the locations of the trash enclosures outside of the warehouse buildings, in the surface truck parking and loading area. For further clarification enclosed is the updated Trash Hauler Access Plan (TH-1) and Trash Hauler Details (TH-2) exhibits provided to Republic Services on February 27, 2026.

The facilities are located interior to the site, behind buildings and outside of required setbacks to minimize visual impacts, avoid conflicts with public pedestrian and vehicular circulation, and reduce potential noise and odor impacts on surrounding properties. The Republic Services’

Service Provider Letter dated March 3, 2026 confirms the site design does not impact the trash hauler's ability to serve the development.

- **Tree Removal and Preservation**

Response to the Tree Removal Standards Subsection 4.610.10 (.01), on page 72 of the Staff Report, notes *"The submitted arborist report inventoried approximately 50 trees on the subject property. Of these trees, 21 are located within the area proposed for development on future Parcel 5. ... The applicant proposes to preserve approximately 31 trees located outside the primary development area and remove 19 trees necessary to accommodate the proposed building, parking, circulation, utility, and stormwater improvements."* Page 44 of the Staff Report states *"the subject property is currently undeveloped and contains approximately 22 existing trees."*

As noted in the arborist report prepared by Teragan and Associates and in response to the Tree Replacement Requirement Subsection 4.620.00 (.01) on page 74 of the Staff Report, 86 trees are located on the subject property. The applicant proposes to remove 73 trees and retain 13 trees.

- **SROZ Mitigation Planting**

Following land use approval, the applicant's team will work with Pacific Habitat Services to refine and finalize the wetland mitigation planting plan. The final wetland mitigation plan will reflect the tree planting restrictions in the BPA utility corridor and provide the number of trees required to comply with the SROZ mitigation standards of Section 4.139.07.

Sincerely,
Standridge, Inc.



Laura Standridge, PE, PLS
Principal

Enclosures

- Trash Hauler Access Plan (TH-1)
- Trash Hauler Details (TH-2)

