

Parkway Woods Business Park

DRB Panel B Public Hearing

October 26, 2020

Presented by: Philip Bradford,
Associate Planner



WILSONVILLE
OREGON

Location





Overview of Presentation

- Background
- Summary of Applications
- Conclusions & Staff Recommendations



Existing Conditions





List of Applications

- DB20-0028 – Stage II Modification
- DB20-0029 – Site Design Review
- DB20-0030 – Master Sign Plan
- DB20-0031 – Class C Tree Permit
- SI20-0002 – SRIR Review

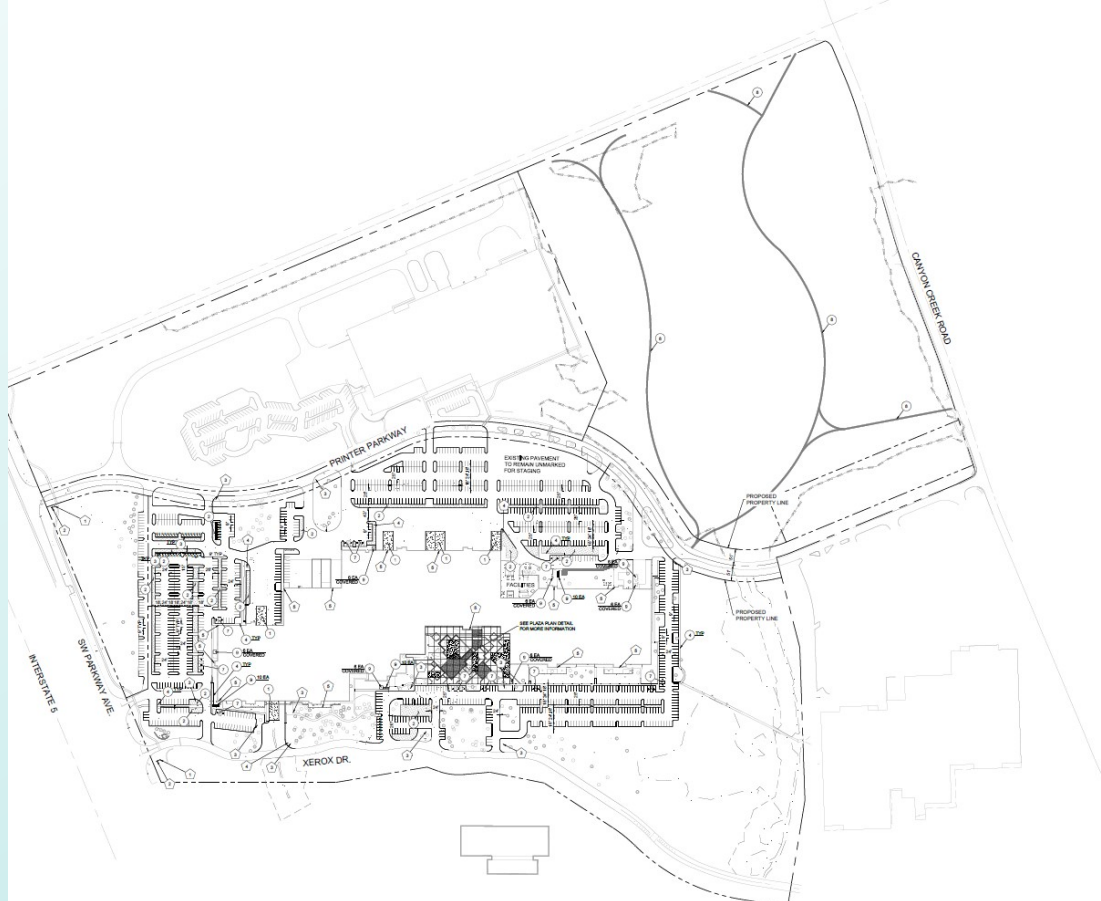


Noticing

- Standard Required Land Use Notice
 - 250 Feet
 - Newspaper
- Additional
 - Site Posting
 - Information posted to City's website



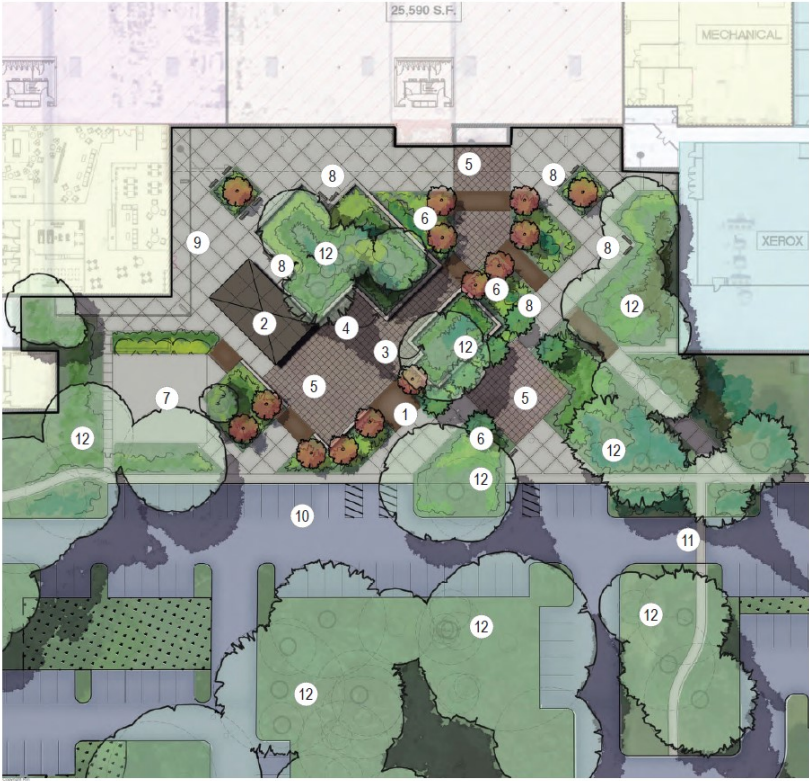
Stage II Modification



Site Design Review



Site Design Review









25,590 S.F.

MECHANICAL

XEROX

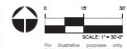
LEGEND

1. Perforated Metal Walk Bridges
2. Pergola
3. Raised Planter
4. Seat Wall
5. Enhanced Pavement
6. Bio-Retention
7. Basketball Court
8. Seating Nook
9. Employee Lounge Area
10. Vehicular Park
11. Pedestrian Access / Crosswalks
12. Existing Trees to Remain

RVi PARKWAY WOODS ENTRY PLAZA
Wilsonville, OR
April 22, 2020
20000155
Atzet

ATWELL



0 5 10 15 30
Feet SCALE 1" = 30'
This drawing is a conceptual site plan. Subject to change without notice.

PAGE 2

Master Sign Plan

FULL SYSTEM

26600

PARKWAY WOODS

MONUMENT & DIRECTORY



3D SYSTEMS
DEALER SPIKE
XEROX



LOADING DOCK ID

PARKWAY WOODS

3D SYSTEMS
DEALER SPIKE
XEROX
FUTURE TENANT FUTURE TENANT
FUTURE TENANT FUTURE TENANT
FUTURE TENANT FUTURE TENANT


SECONDARY MONUMENT

TRUCKS ONLY



LOADING DOCK
INFORMATION

3D SYSTEMS



PROPERTY DIRECTIONAL
SINGLE

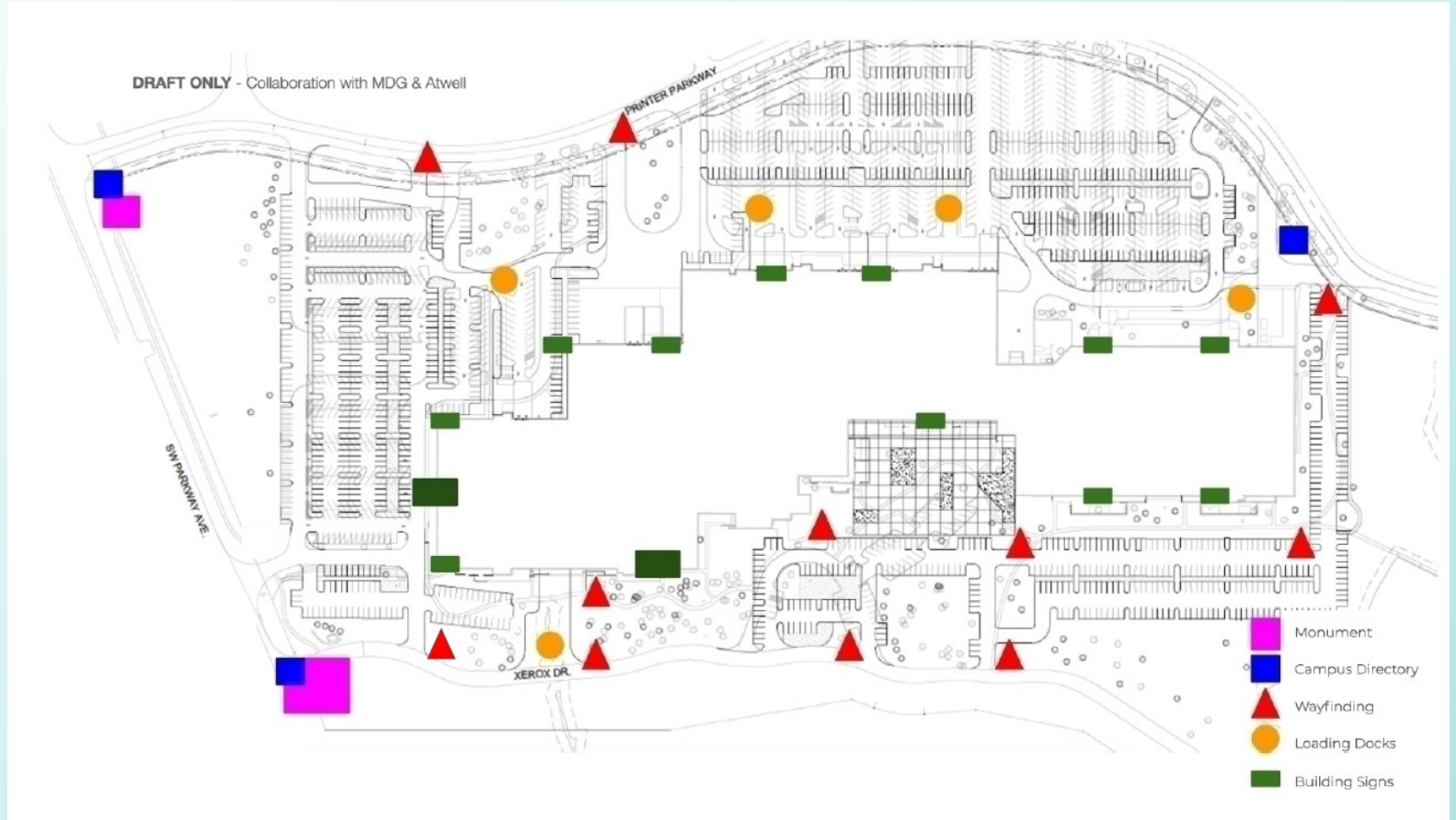


TENANT TEMPLATE

MAIN ENTRANCE ↑
LOREM IPSUM →
DOLOR SIT AMET →
DOLOR SIT AMET →

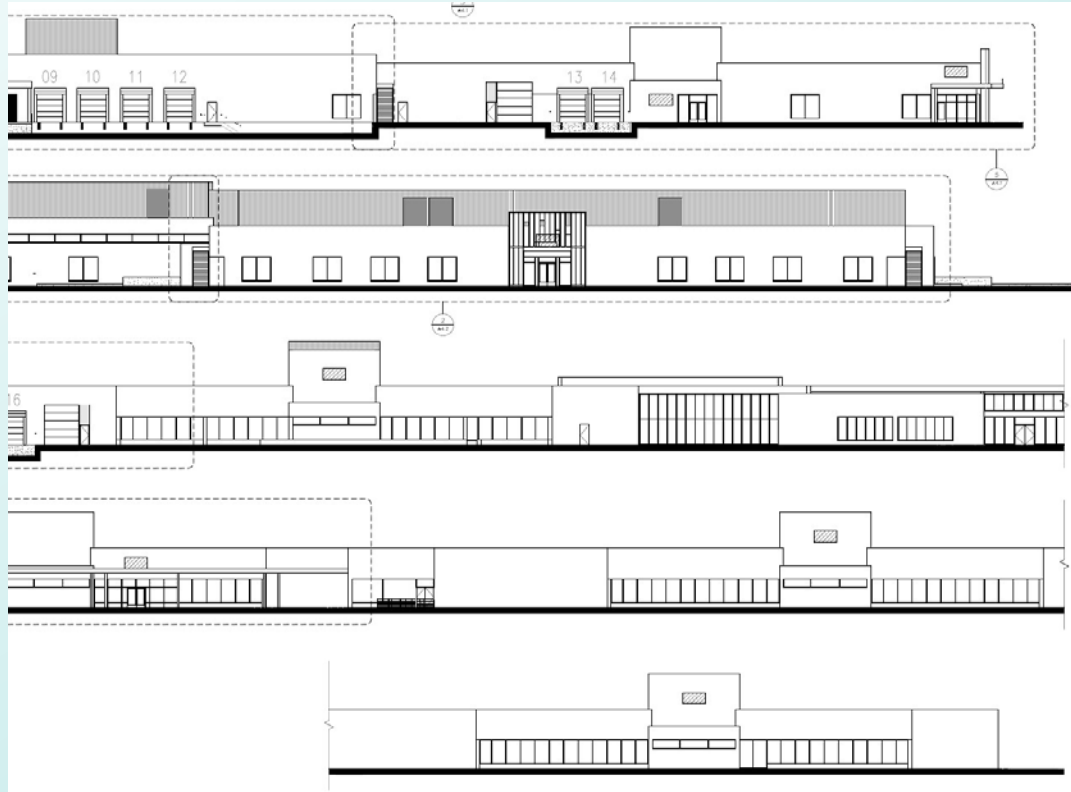
PROPERTY DIRECTIONAL
LIST

Master Sign Plan

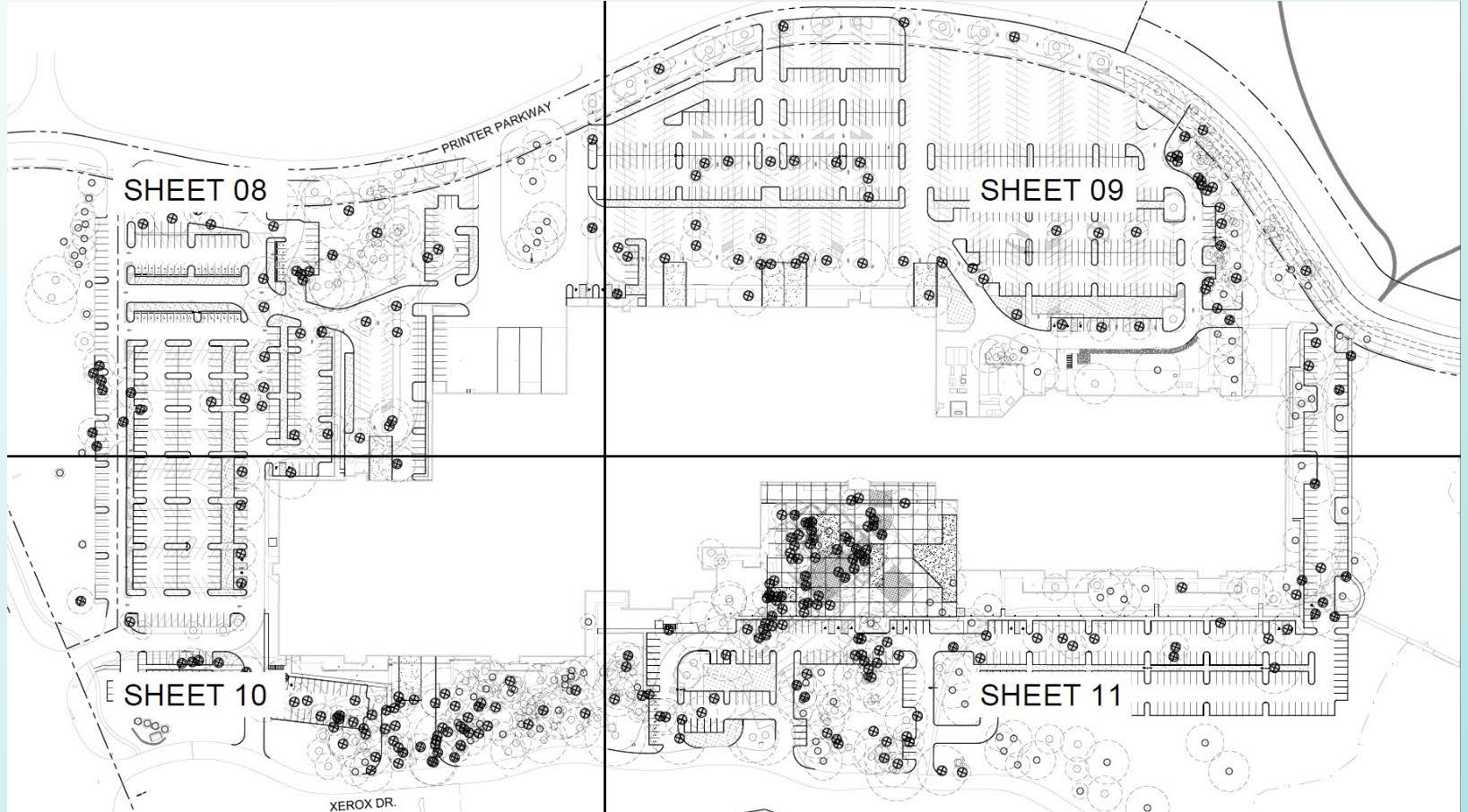




Master Sign Plan



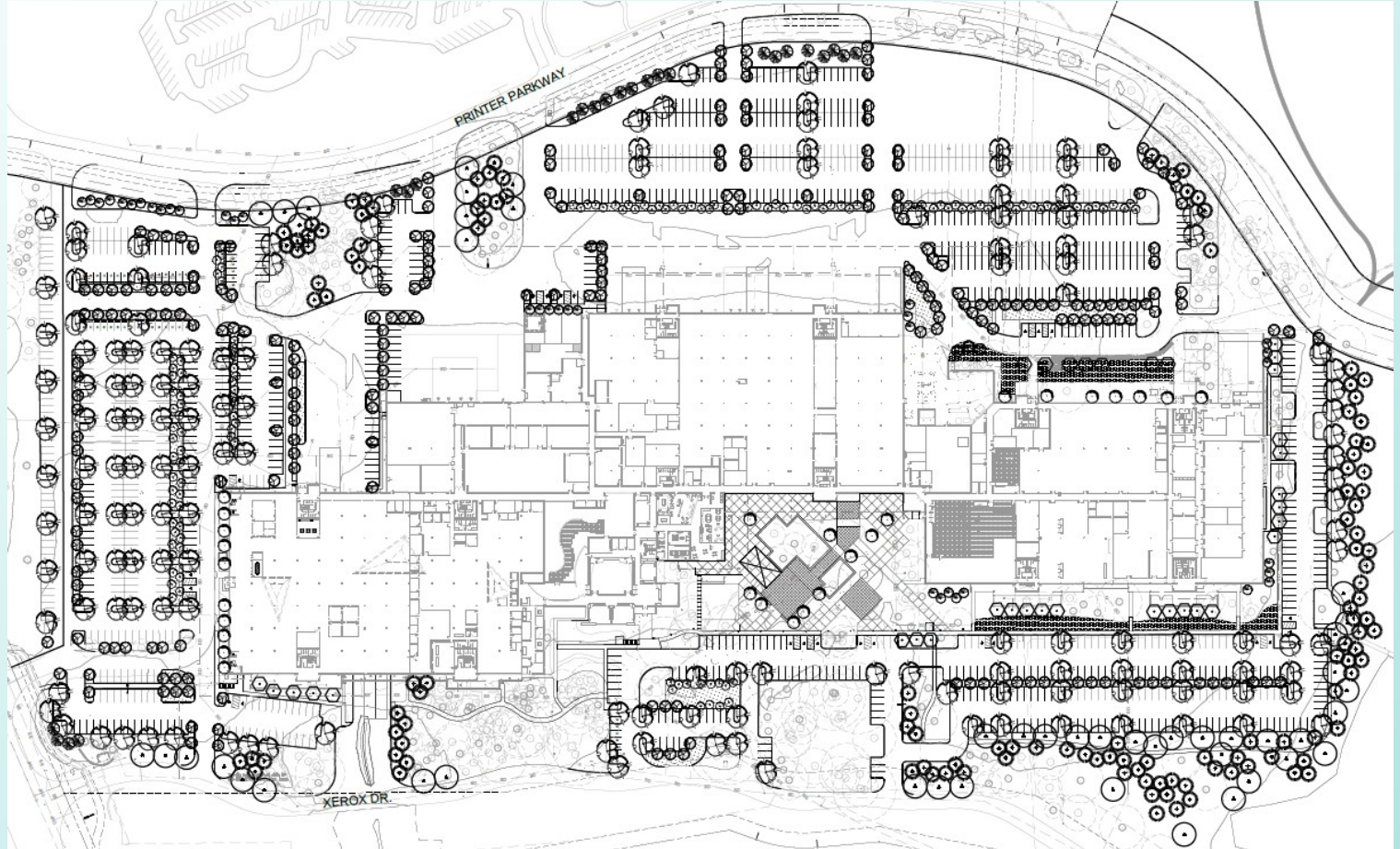
Class C Tree Permit





Class C Tree Permit

Iteration	Date	Percentage of Oregon White Oak Preservation	Percentage of Ponderosa Pine Preservation	Overall Tree Preservation Percentage
#1	January 16, 2020	15.1%	23.9%	22.8%
#2	February 6, 2020	25.3%	30.7%	30.9%
#3	March 11, 2020	50.6%	54.5%	43.6%
#4	April 9, 2020	53.6%	62.5%	46.1%
#5	May 14, 2020	56.0%	65.9%	48.9%
#6	July 7, 2020	57.2%	69.3%	48.4%





Staff Recommendation

- Approve with Conditions:
 - DB20-0028 – Stage II Modification
 - DB20-0029 – Site Design Review
 - DB20-0030 – Master Sign Plan
 - DB20-0031 – Class C Tree Permit
 - SI20-0002 – SRIR Review



Questions?