

Wilsonville Transit Oriented Development

DRB Panel B Public Hearing

January 22, 2024

Presented by: Georgia McAlister, Associate Planner

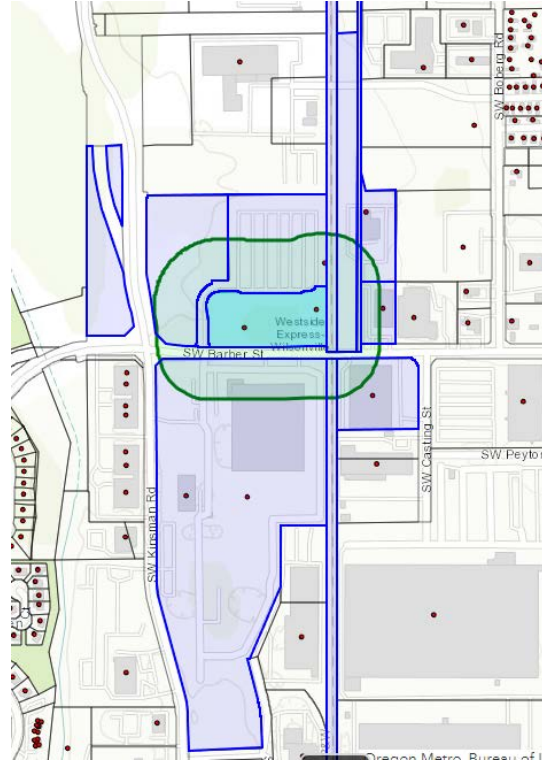


WILSONVILLE
OREGON

Location



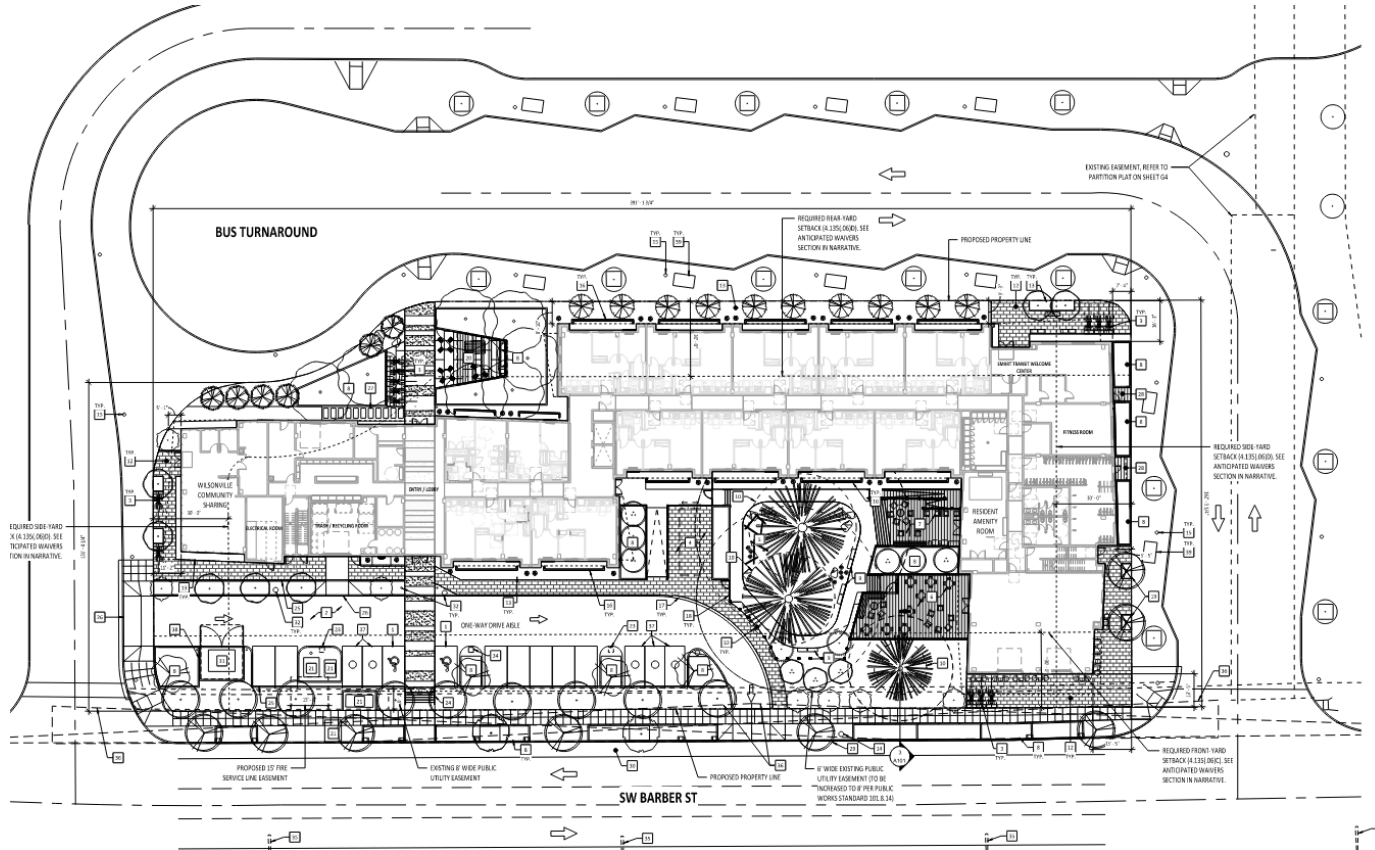
Noticing



List of Applications

- Verifying Compliance with Clear & Objective Standards:
 - Stage 1 Preliminary Plan (STG123-0004)
 - Stage 2 Final Plan (STG223-0006)
 - Site Design Review (SDR23-0007)
 - Class 3 Sign Permit (MSP23-0001)
 - Type C Tree Removal Plan (TPLN23-0003)
 - Preliminary Partition Plat (PART23-0002)
- Discretionary Review
 - Waivers (WAIV23-0004)

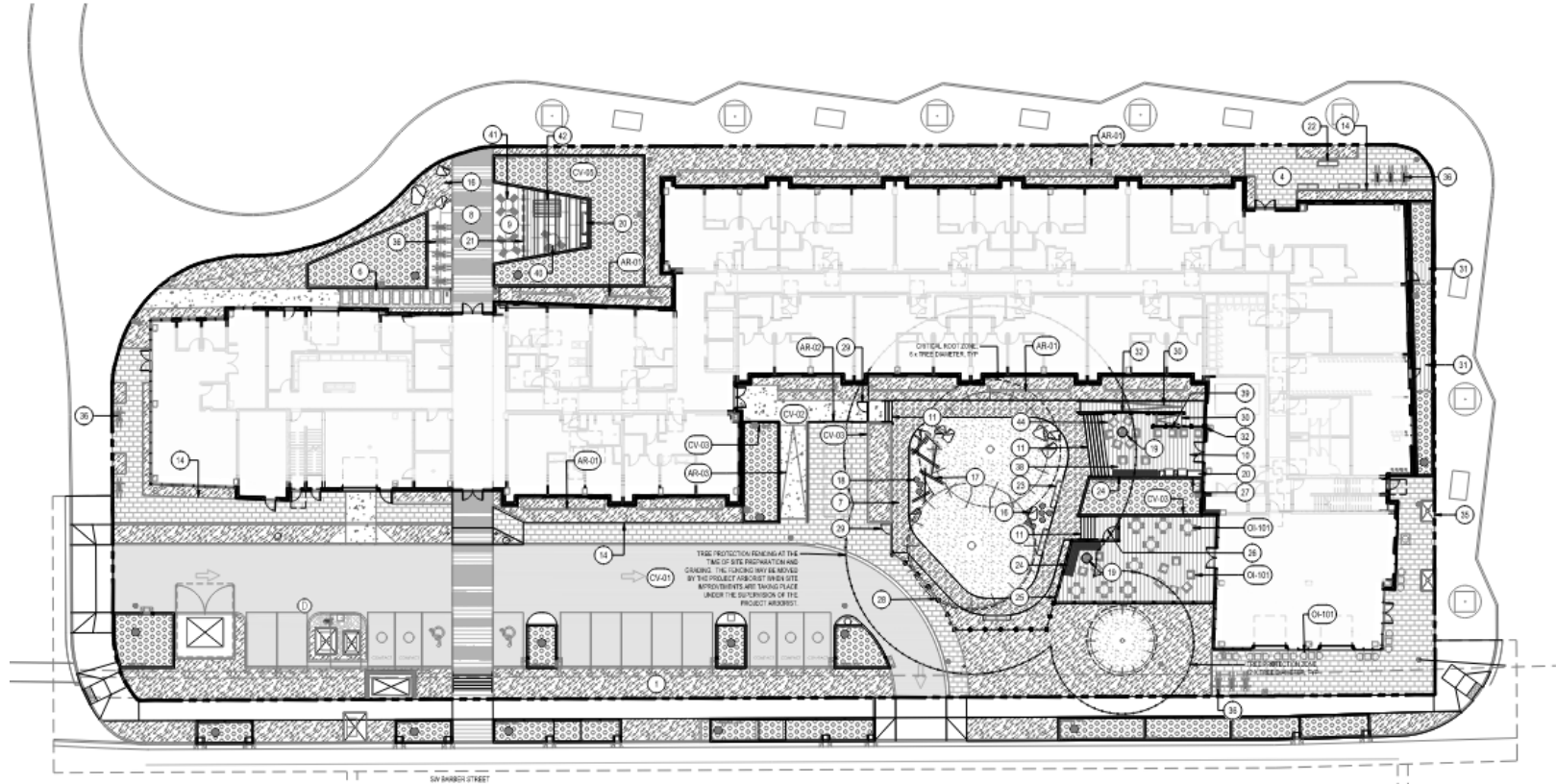
Stage 1 Preliminary Plan



Residential Development in the PDI Zone



Stage 2 Final Plan



Stage 2 Final Plan - Traffic















- Evaluated intersections:
 - SW Barber St/SW Kinsman Rd
 - SW Boones Ferry Rd/SW Wilsonville Rd
 - I-5 SW Kinsman Rd/SW Wilsonville Rd
 - SW Barber St/SW Boones Ferry Rd
- Site Access
 - Site Access/SW Barber St
- Level of Service D or better
 - Operation at all evaluated intersections meets or exceeds the minimum standard LOS D

Site Design Review

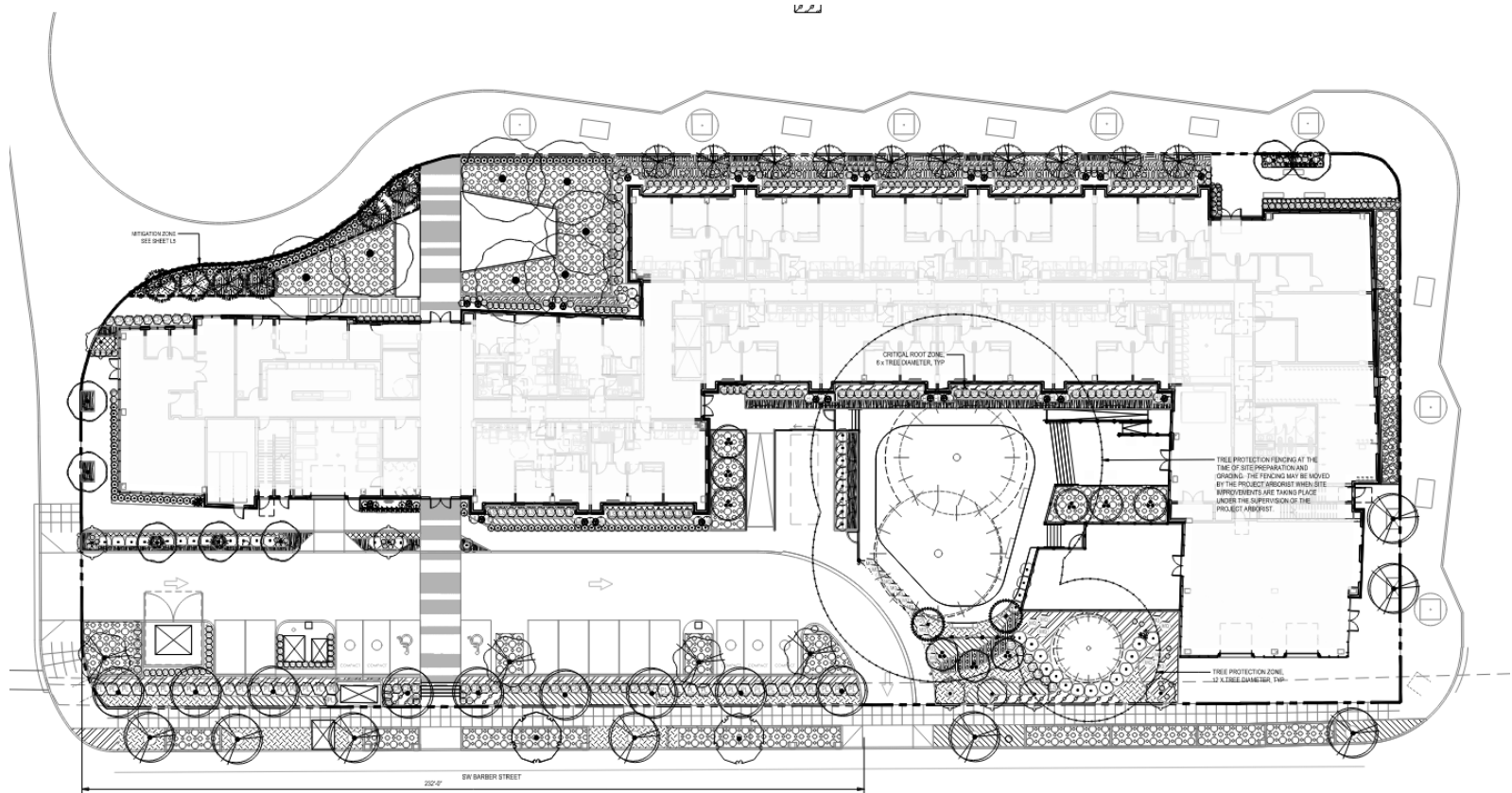


VIEW FROM SOUTHEAST CORNER

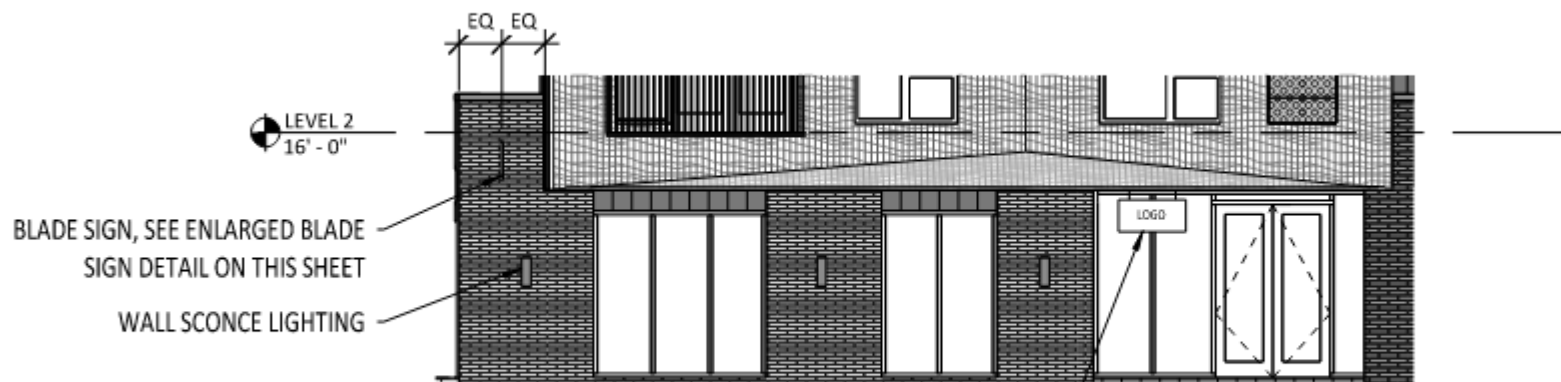
MATERIAL LEGEND

 <p>BRICK VENEER 1: FULL BRICK FINISH: GLAZE, BLUE COLOR LOCATION: GROUND FLOOR MAIN FACADES</p>	 <p>BRICK VENEER 2: FULL BRICK FINISH: GLAZE, CHARCOAL COLOR LOCATION: SECOND FLOOR MAIN FACADES</p>	 <p>METAL PANEL C: 18-20 GAUGE METAL PANEL FINISH: BLUE LOCATION: UPPER FLOOR FACADES</p>	 <p>METAL PANEL D: 18-20 GAUGE METAL PANEL FINISH: CHARCOAL GLAZE LOCATION: UPPER FLOOR FACADES</p>	 <p>METAL PANEL E: 18-20 GAUGE METAL PANEL FINISH: BLACK LOCATION: METAL PANEL BETWEEN WINDOWS, AND AT UNIT VENTING SLOTS</p>
 <p>COMPOSITE WOOD-PANE CLADDING 1/2" WOOD PANE LOCATION: UPPER FLOOR PROMINENT FACADE, BUILDING ENTRANCES, EXTERIOR SLOPES</p>	 <p>ROUGH FORWARD CONCRETE, STAINED LOCATION: GROUND FLOOR ART FAÇADE WITH LOW SCREENING WALLS</p>	 <p>PERFORATED METAL PANEL LOCATION: UPPER FLOOR FACADES, USED TO CONCEAL UNIT VENTING UNITS</p>	 <p>CUSTOM COVER BLACK FINISH LOCATION: CONCEAL VENTS FOR RESIDENTIAL UNITS & GENERAL BUILDING VENTING</p>	 <p>EXTERIOR WALL SCONCE - UP/DOWN LIGHT BLACK FINISH</p>
 <p>RESIDENTIAL WINDOWS / DOORS VINYL, BLACK</p>	 <p>RESIDENTIAL JULIET BALCONY RAILINGS POCKET RAILING, BLACK</p>	 <p>ALUMINUM STOREFRONT SYSTEM, BLACK LOCATION: RETAIL/COMMERCIAL TENANT SPACES, GROUND FLOOR COMMON RESIDENTIAL SPACES</p>	 <p>STEEL PLATE CANOPIES BLACK TO MATCH STOREFRONTS</p>	

Site Design Review



Class 3 Sign Permit

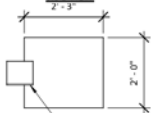


INDICATIVE EXAMPLE OF ACCEPTABLE HANGING SIGN LOCATION. SEE LIGHTING PLAN FOR ALL ACCEPTABLE LOCATIONS.

FRONT VIEW



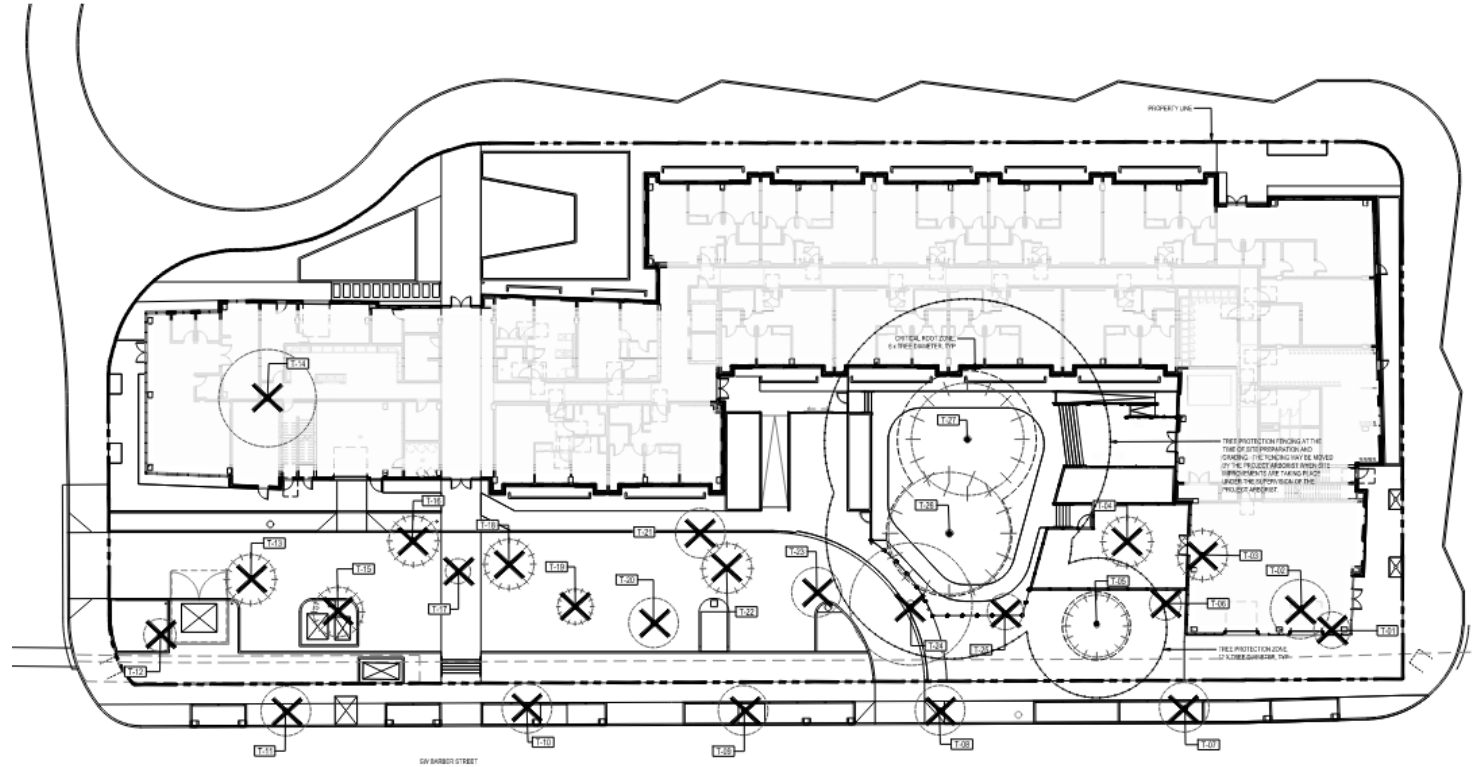
SIDE VIEW



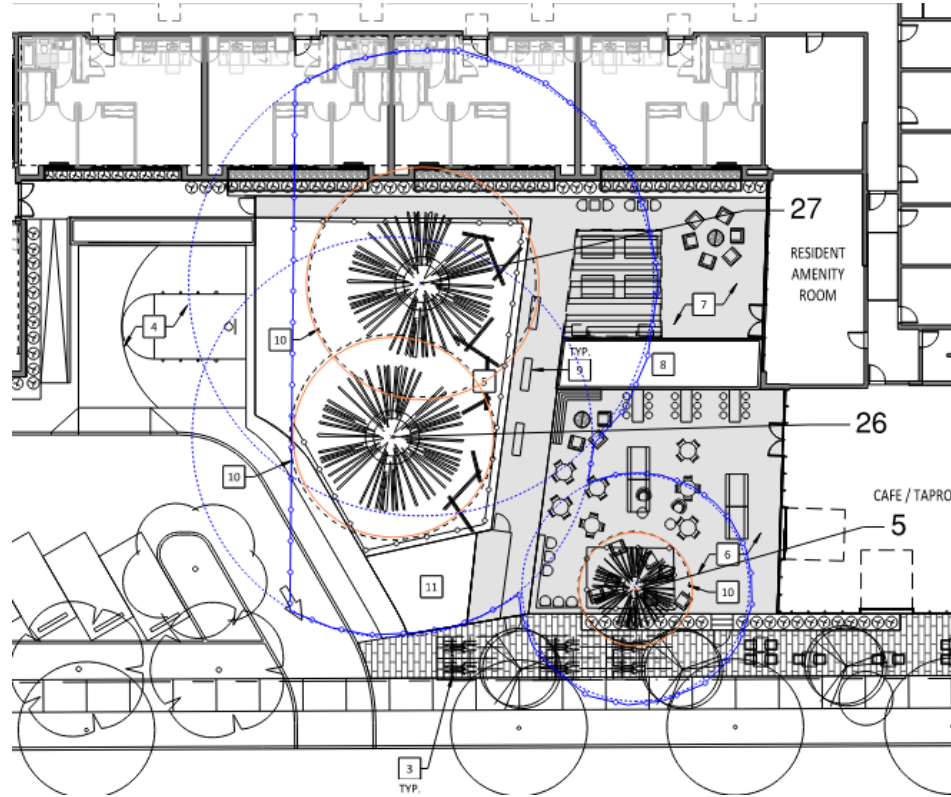
NOTE: SEE ELEVATION FOR MOUNTING LOCATION ON BUILDING

SIGN TO SLEEVE OVER KNIFE PLATE CONNECTION AT BUILDING

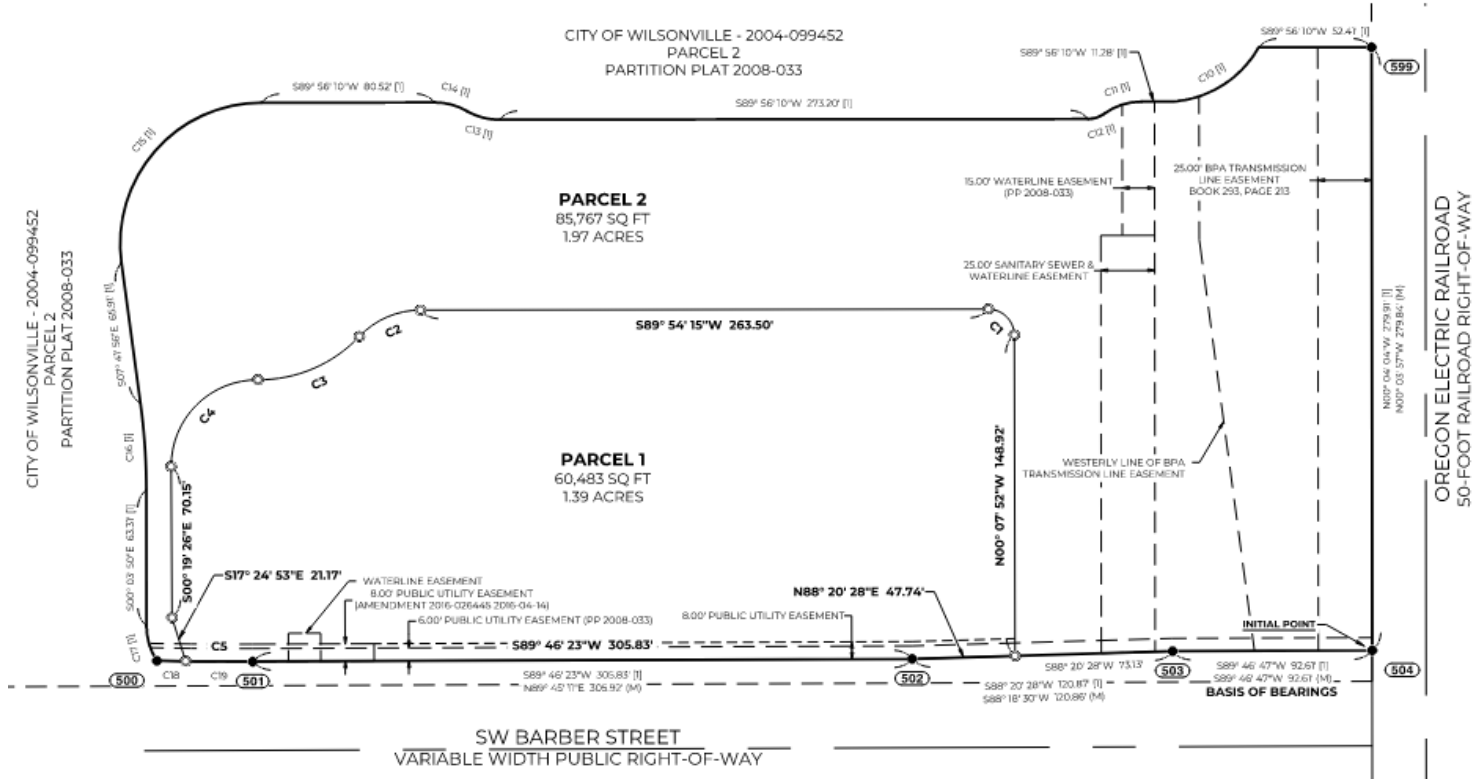
Type C Tree Removal Plan



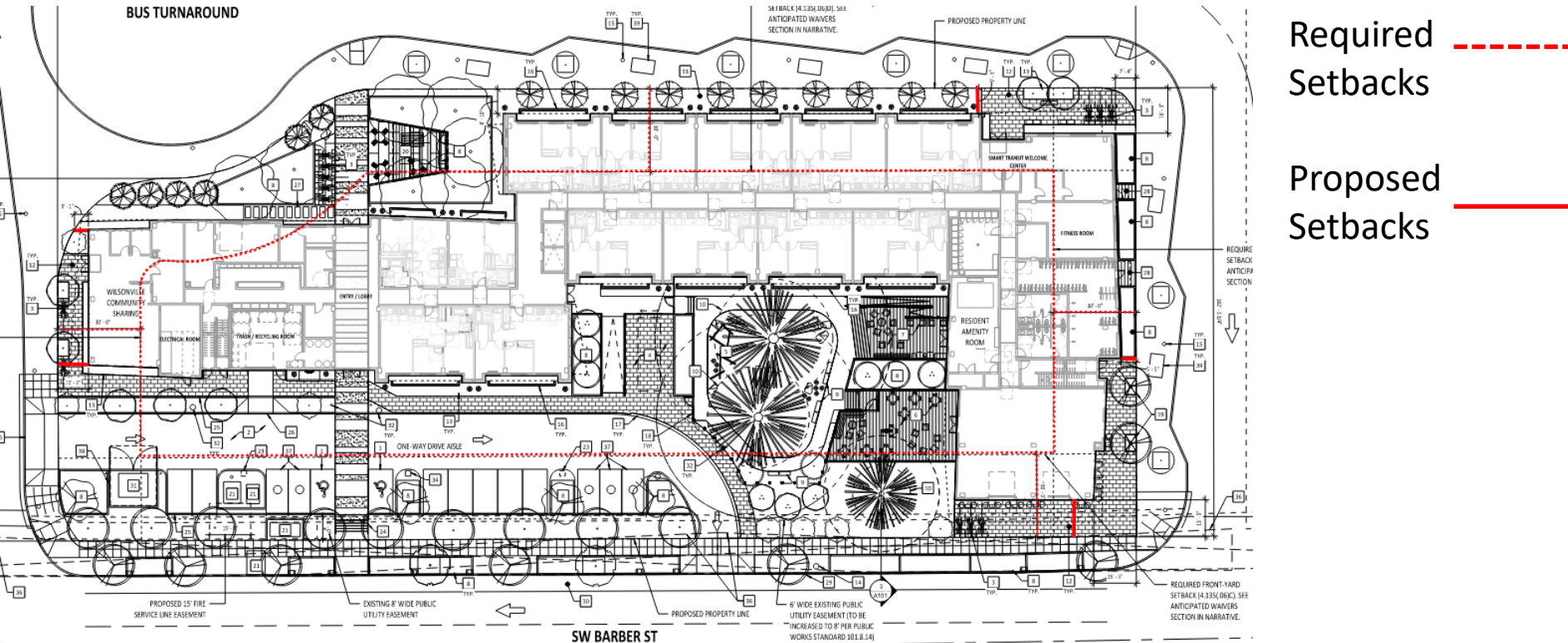
Tree Preservation



Preliminary Partition Plat



Discretionary Review – Setback Waiver



Public Comments

- One Public Comment in support was received for the project and is included in the Public Record

Discussion



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