



Neighbors of Proposed Parking Lot
c/o Michele Sandlin
29008 SW Villebois Dr. S
Wilsonville, OR 97070

October 25, 2021

Wilsonville City Planning Division
29799 SW Town Center Loop East
Wilsonville, OR 97070

Attn: Cindy Luxhoj AICP

RE: Planning application - DB21-0008 Zone Map Amendment, SAP Central PDP, 1C Lot 12, Parking Lot

We the petitioners listed below submit this additional information/evidence for the Development Review Board Panel B meeting on October 25, 2021.

- 1) This parking lot is inconsistent with the design criteria and obviously the developer would never have made the alley this small if it were intended to serve more than the original purpose.
- 2) All findings and statements from the previous meeting on September 27, 2021, which we cited below state that there is no need for a parking lot.
- 3) As discussed in the previous meeting on September 27, 2021, there are potential abuses according to the statues of the City of Wilsonville Development Code, which gives grounds for potential lawsuits from homeowners for loss of value to their property.

According to an estimate done by a real estate finance expert homeowners could see as much as a 10% loss in the value in their homes within the first year, and an estimated 1-2% annual loss in the growth factor of their homes over time. For example, at an average estimated value of a home in the Village Center impacted by this proposed parking lot is around \$500,000, by this estimate this means a loss of \$50,000 in the first year, and potential loss over ten years of around \$300,000 in return on investment.

In the minutes from the Sept. 27, 2021, DRB hearing, Ms. Luxhoj and Mr. Mansur stated that there is currently sufficient parking and will be with the three new proposed buildings (that include parking) without the need for this additional parking lot.



Page 11 of the September 27, 2021, DRB Minutes, Ms. Luxhoj stated:

Katie Dunwell asked if the parking lot were not developed into 24 spots, would Buildings A, B, and C still have met the parking requirements for the development per the Master Plan. Ms. Luxhoj answered the requirement would still be met even without the surface parking area.

Page 13 of the September 27, 2021, DRB Minutes, Mr. Mansur stated:

“Scott Mansur, DKS Associates, replied that on behalf of Community Development Director Chris Neamtzu, DKS conducted an initial parking study in 2019 to evaluate the parking situation during a peak time Saturday midday and a weekday evening period. Some forecasting was also conducted for the current proposed development. In summary, there was adequate parking in the Villebois Village. In the core area, most of the on-street parking and parking in the vicinity of the proposed buildings was at 80 to 100 percent occupied, but in the Village itself, there was plenty of parking.”

The alley behind Seville, now called SW Palermo St. will be the only in and out access to this proposed parking lot since the alley behind Carvalho is a private alley. Due to the narrowness of the alley, this has to become a one-way only alleyway. Considering that part of the alley is private behind Carvalho HOA & Toulouse homes, does the city have the right to make a private alleyway public? We have found no finding or determination of whether or not public domain can be declared on that part of the alley.

Due to the narrow access in this alley this now would have to become a one way access per the photos in from our October 15, 2021, objection letter and these additional photos below that show that there is no passing room and it is very dangerous to pass in this narrow alley.



Private Alley behind Carvalho HOA



Alley behind Seville HOA

On page 11 of the Sept 27, 2021 minutes, Mr. Abernathy expressed concern about ingress and egress to the area, noting the issues during the fire a few years ago. As depicted above in the photos, there is reason to express concern regarding the congestion, increased gridlock and safety issues.

There is a lack of a current parking study. At present we could not find any traffic and/or parking study done on the alleyway behind Carvalho and Seville HOA's.

Per page 12-13, Chair Nada asked if the City had a formal parking study similar to the formal study done for traffic impacts. Mr. Pauly responded that parking studies were not typically conducted. For this particular area in the Village Center, data was collected in early 2020 on a Saturday afternoon during peak parking time and on a weekday evening to determine what percentage of on-street and other parking in the Village Center were being used. That was data was collected and put into some draft documents, but never published in a final document.

Page 32, "Ms. Bateschell stated a parking study was conducted two years ago, prior to COVID-19. Staff was happy to share that study, although she was not sure about its relevance in the decision making process."

Page 29, Chair Nada stated he hoped for a more recent scientific parking study...he encouraged citizens to press City Council to add parking studies because a parking problem was developing in the community, and the City needed to stay ahead of it. Mr. Abernathy agreed with the need for a parking study.

Per the City of Wilsonville Development Code: Subsection 4.155 (.02) B.

"No area shall be considered a parking space unless it can be shown that the areas is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director."

According to the minutes of Sept. 27, 2021, Chair Nada asked if a traffic study had been performed, he was informed no formal traffic study had been conducted and that the informal data collected on a Saturday afternoon and weekend evening was never published.

Lack of any available study regarding traffic or parking concerning the alleyway does not meet the standard of the above statute in that it has not been "shown that the area is accessible and usable for that purpose."

Per the City of Wilsonville Development Code: Subsection 4.115 (.02) G.

"The right to use the off-site parking must be evidenced in the form of recorded deeds, easements, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them."

Barring a gated parking lot with limited or restricted card entry access for example, the idea that such a parking lot would not be completely unregulated is farcical. Which means, there will be no determination for which parties will be using the lot and therefore there will be no way to secure who has full and permanent access to the parking area which potentially violates the above subsection.

Per the City of Wilsonville Development Code: Subsection 4.115 (.03) C.

“Off street parking shall be designed for safe and convenient access that meets ADA and ODOT standards.”

Since no traffic or parking study to our knowledge has been performed on the alleyway behind Carvalho and Seville HOA’s there is no way to determine if such off street parking has been designed as safe and convenient according to ADA and ODOT standards.

The following three areas in Exhibit A1 of the Staff Report Wilsonville Planning Division, Villebois Village Center Mixed Use, for the Development Review Board Panel ‘B’ we challenge the statement stated by the applicant.

B 154. “As described by the applicant, the parking area is designed with walkways that provide pedestrian connections from the vehicle parking to the public sidewalk adjacent to SW Villebois Drive and to the mixed-use development that the parking area supports.”

By the applicant’s statement above the parking is for the support of mixed-use and is therefore not mixed-use in and of itself which is a contradiction of the applicant’s claim at the September 27, 2021, DRB hearing. We have found no such evidence or wording that would support the applicant’s claim that the parking lot qualifies as mixed-use. We do however agree with the applicant’s statement above that it is in support of mixed-use properties though we have shown that this parking lot is not needed.

“Villebois Village Master Plan, Village Center Policy 1 – The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.” The applicant states that the Center shall be a highly pedestrian-oriented place, we agree that the Center should be (and remain) highly pedestrian. A parking lot in the middle of the Center contradicts this statement.

B 156. “PDP 1C Lot 12, Parking: Similar to above, the proposed refinements will better meet the goals, policies, and implementation measures of the Villebois Village Master Plan and the framework of SAP Central and do not impact environmental or natural or scenic resources within the PDP or the Village area.” A parking lot would be inconsistent, would be less attractive, add more unwanted blacktop which will produce more heat, reduces green space, and generally does not fit with the surrounding aesthetics.

C 82. “Pursuant to Standard C (Drives, Parking, and Circulation), per the applicant’s narrative, the parking area is designed with access and a travel lane that provide safe maneuverability for two-way traffic, and walkways outside the vehicle circulation areas that provide safe and convenient pedestrian connections....” This is not accurate as stated in our objection letter of October 15, 2021, filed with the city for the Oct. 25th hearing. In that letter we provided exact measurements of the alley, to the inch, of the three entrance and exits points from the alley into the proposed parking lot entrance. Also depicted above in the photographs, this alley cannot accommodate two cars passing without one vehicle having to pull over or up onto a neighbors short driveway in order to pass safely.

Board Members, what if this was your home?

Wouldn't you be furious, angry, and feel deceived if you found out tomorrow that a parking lot was planned to be built right next to your home; five feet outside your front door, in your garage driveway, across the street, in an already congested area?

This is a burden being put upon the current residents. We bought our homes knowing full well the zoning/plans for Lot 12. This proposal to change that now to a parking lot seems poorly planned, not necessary, aesthetically inconsistent, and not in compliance with the above cited Wilsonville Development Code. This proposed parking lot is not pedestrian-friendly, and we the residents below are STRONGLY against it.

Respectfully submitted by the following residents:

Petitioners in Opposition to DB21-0008 Zone Map Amendment, SAP Central PDP, 1C Lot 12, Parking Lot

Carvalho Condominium Owners Association

- | | | | |
|---|-----------------|-------------------------|--|
| 1 | Michele Sandlin | 29008 SW Villebois Dr S | sandlin2120@comcast.net |
| 2 | Duncan Sandlin | 29008 SW Villebois Dr S | Dsandlin15@hotmail.com |
| 3 | Marsha M Davis | 29010 SW Villebois Dr S | doc@meanoldwomen.com |
| 4 | Rob Larsen | 11515 SW Toulouse St | rob@janeink.com |
| 5 | Jane Larsen | 11515 SW Toulouse St | rob@janeink.com |

Seville Rowhomes Home Owners Association

- | | | | |
|----|----------------|--------------------|--|
| 6 | Mike Ward | 11374 SW Barber St | mvw.lovinglife@gmail.com |
| 7 | Jason Douthit | 11386 SW Barber St | john.schecter@gmail.com |
| 8 | Evelyn Douthit | 11386 SW Barber St | jasondouthit72@comcast.net |
| 9 | John Schecter | 11392 SW Barber St | kaoundine@hotmail.com |
| 10 | Steve Hansen | 11398 SW Barber St | stshhansen@gmail.com |
| 11 | Laurie Adams | 11404 SW Barber St | haleysabatini@gmail.com |
| 12 | Steve Abrew | 11410 SW Barber St | steve@bizhelpnw.com |
| 13 | Lauren Abrew | 11410 SW Barber St | steve@bizhelpnw.com |
| 14 | Lynne Sabatini | 11416 SW Barber St | bluebird6125@gmail.com |
| 15 | Haley Sabatini | 11416 SW Barber St | mvw.lovinglife@gmail.com |
| 16 | Brian Dreisse | PO Box 2436 | ladams@lancome-usa.com |
| 17 | Undine Kao | PO Box 2436 | bdreisse@msn.com |
| 18 | Sharon Hansen | 11398 SW Barber St | stshhansen@gmail.com |

Toulouse Single Family Homes

- | | | | |
|----|----------------|----------------------|--|
| 19 | Ross Hayes | 11503 SW Toulouse St | ross@precisionhomesbuilding.com |
| 20 | Katie M. Hayes | 11503 SW Toulouse St | katiehayes@822@gmail.com |
| 21 | Linda Liebenow | 11505 SW Toulouse St | lindaliebenow@comcast.net |
| 22 | Sheri Walton | 11507 SW Toulouse St | Sheri.walton32@gmail.com |

Other Neighbors

23	John Fogerty	29002 SW Villebois Dr S	j.fogerty@hotmail.com
24	Candace Aaron	29026 SW Villebois Dr S	aaaronfamilyparents@gmail.com
25	Alan Friedman	SW Barber St	alan@thebuzz1043.com
26	Cristina Friedman	SW Barber St	cdeliz@gmail.com
27	Jerrie Anderson	11489 SW Toulouse St @202	jerrieranderson@yahoo.com
28	Charlene Powell	No address given	cpowell74@comcast.net
29	Tracy Gilday	1341 Stonehaven Dr	tracygilday@gmail.com
30	Joseph Tucker	11387 SW Barber St	ratebeerjoet@gmail.com
31	A. Joseph Schwab	28615 SW Paris Ave. Unit 106	shrinksjj@gmail.com
32	Cindy Kirsher	11715 SW Valencia Ln Unit 106	Cinexplicit@yahoo.com
33	Jeff Kirsher	11715 SW Valencia Lane #106	jeff.kirsher@gmail.com
34	Connie Titterington	29165 SW San Remo Ct	connietitterington@gmail.com
35	Don Titterington	29165 SW San Remo Ct	donti76@gmail.com
36	Douglas Sharp	290703 SW Monte Carlo Ave	jasondouthit72@comcast.net
37	Kari Eagle	11372 SW Mont Blanc St	dsharp55@frontier.com
38	Ron Hayes	11260 SW St. Moritz Loop #206	peggy@precisionhomesbuilding.com
39	Peggy Hayes	11260 SW St. Moritz Loop #206	ron@precisionhomesbuilding.com
40	Marie Ward	11374 SW Barber St	mvw.lovinglife@gmail.com
41	Graham Hartlett	11587 SW Barber St	gjhartlett@gmail.com