

WILSONVILLE
OREGON

City of Wilsonville Public Works Facility

DRB Panel A Public Hearing October 11, 2021

Presented by: Philip Bradford, Associate Planner

Location



Presentation Overview

- Background
- Summary of Applications
- Staff Report Revisions
- Staff Recommendation



Noticing

- Standard Noticing Procedure
 - Mailed Notice within 250'
 - City Hall, Library, Community Center Posting
 - On Site Notice
 - Newspaper
- No Public Comments Received



List of Applications

- DB21-0017 Stage I Master Plan
- DB21-0017 Stage II Final Plan
- DB21-0019 Site Design Review
- DB21-0020 Type C Tree Plan
- DB21-0021 Class 3 Sign Permit
- AR21-0010 Lot Line Adjustment



Stage I Master Plan



Site Design Review



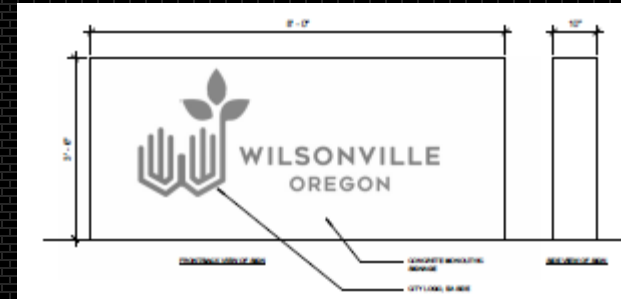
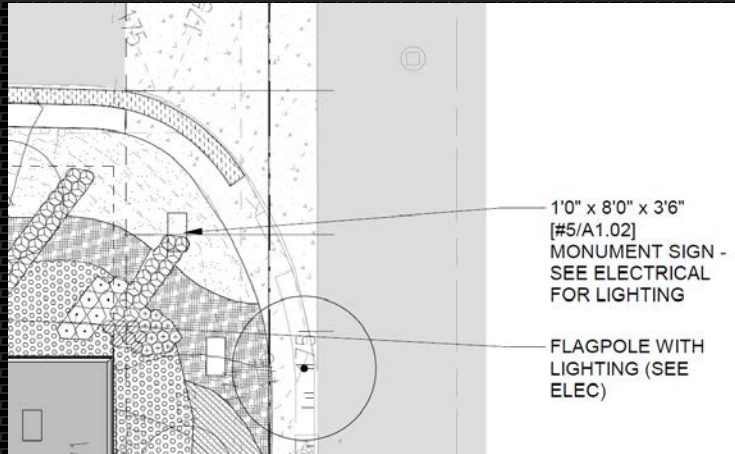
Site Design Review



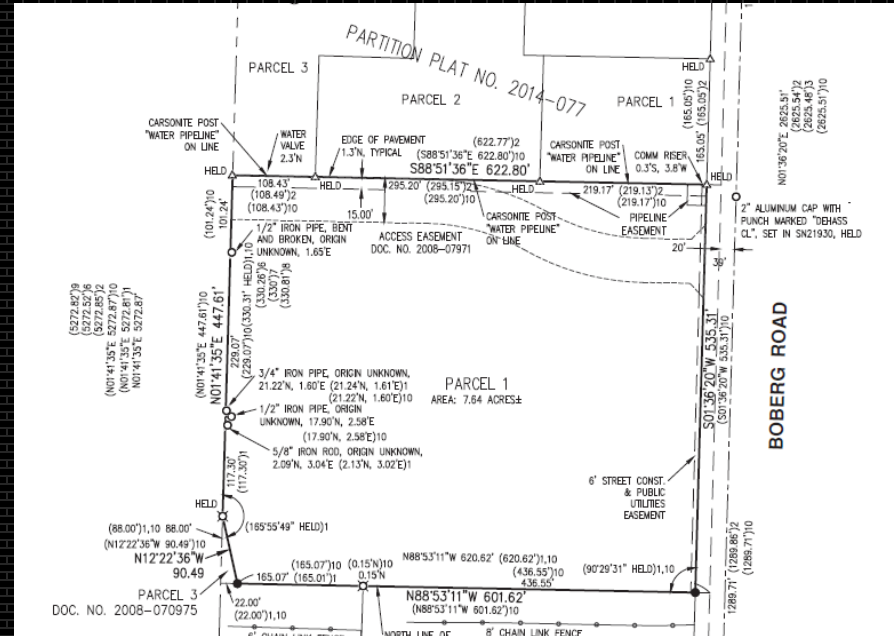
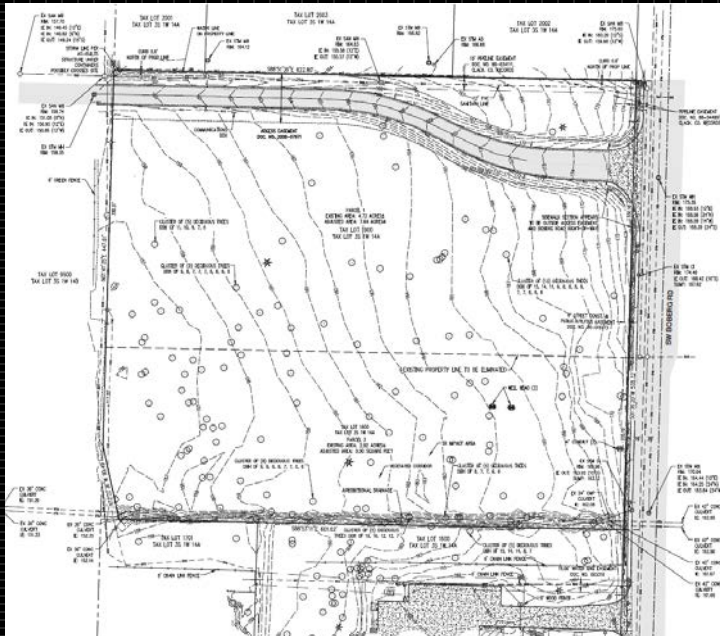
Site Design Review – Landscaping



Class 3 Sign Permit



Lot Line Adjustment



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Traffic Impact Study

TABLE 4: VEHICLE TRIP GENERATION

LAND USE (ITE CODE)	SIZE ^a	PM PEAK TRIP RATE ^b	PM PEAK TRIPS			DAILY TRIPS
			IN	OUT	TOTAL	
GENERAL OFFICE (710)	15.8 KSF	1.27 trips per KSF	3	17	20	177
WAREHOUSE (150)	17.9 KSF	1.68 trips per KSF	8	22	30	74
TOTAL TRIP GENERATION			11	39	50	251

^a KSF = 1,000 square feet

^b Number of trips for this land use is based on an equation. The rates shown are back-calculated.

TABLE 5: FUTURE INTERSECTION OPERATIONS

INTERSECTION	OPERATING STANDARD	EXISTING + PROJECT			EXISTING + STAGE II			EXISTING + STAGE II + PROJECT		
		V/C	DELAY	LOS	V/C	DELAY	LOS	V/C	DELAY	LOS
UNSIGNALIZED										
SW BOECKMAN RD/ SW BOBERG RD*	LOS D	0.74	19.0	C	0.82	23.4	C	0.84	25.1	D
SW BOBERG RD/ SW BARBER ST	LOS D	0.48	16.0	A/C	0.52	17.3	A/C	0.54	18.0	A/C
SW BOONES FERRY RD/ SW BARBER ST	LOS D	0.43	16.4	A/C	0.46	17.2	A/C	0.47	17.4	A/C

Two-Way Stop Intersections:

Delay = Average Stopped Delay per Vehicle (sec) at Worst Movement
 LOS = Level of Service of Major Street/Minor Street
 v/c = Volume-to-Capacity Ratio of Worst Movement

***All-Way Stop Intersections:**

Delay = Average Stopped Delay per Vehicle (sec) of Intersection
 LOS = Level of Service of Intersection
 v/c = Volume-to-Capacity Ratio of Worst Movement



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Parking Calculations

- Minimum Parking Requirement: 51
- Maximum Parking Allowed: 80
- Total Proposed: 61



Staff Recommendation

- Approve with Conditions



Questions?

