

RESOLUTION NO. 918

A RESOLUTION APPROVING ACCESS TO TOWN CENTER LOOP WEST FOR PROPERTY OWNED BY THE TANDY CORPORATION AND APPROVING MODIFICATION OF THE CENTER MEDIAN WHICH INCLUDES LANDSCAPING AND TURN LANES

WHEREAS, the TANDY CORPORATION made application to the Wilsonville Planning Commission for Stage II Site Development Plans for "Project Thunder", a 166,000 square foot commercial retail center, to be located in the Wilsonville Town Center; and

WHEREAS, the former property owner(s) had certain agreements with the City of Wilsonville to provide access to their properties from Town Center Loop West and said access to the properties was incorporated into the design of Town Center Loop which was constructed as a result of LID No. 5; and

WHEREAS, the Wilsonville City Council had previously approved LID No. 5 and, additionally, approved the design and location of the access to the Town Center retail shopping complex constructed by Capital Realty Corporation; and

WHEREAS, the TANDY CORPORATION has requested that the access shown on the LID No. 5 design plans be vacated and that two different access points to Town Center Loop West be approved by the Wilsonville City Council; and

WHEREAS, W&H PACIFIC, representing the TANDY CORPORATION, has submitted design plans, including irrigation and landscaping, to modify the Town Center Loop West median.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

(1) The additional access points requested by the TANDY CORPORATION are hereby approved as shown on the Stage II Site Development Plan and as depicted on the design drawings for the median improvements submitted by W & H PACIFIC.

(2) All sight distances shall be certified by the applicant's Engineer to the Community Development Director or the City Engineer.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof the 15th day of June, 1992 and filed with the Wilsonville City Recorder this same day.



GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

| | |
|--------------------|---------------|
| Mayor Krummel | <u>AYE</u> |
| Councilor Chandler | <u>AYE</u> |
| Councilor Carter | <u>AYE</u> |
| Councilor Lehan | <u>AYE</u> |
| Councilor Van Eck | <u>ABSENT</u> |

City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

NOTICE OF DECISION

Project Name: PROJECT THUNDER File No: 91PC43

Applicant / Owner: Capital Realty Corp.

Proposed Action: Modified Stage I Master Plan, Phase II Stage II Site
Development Plans and Amending Condition of Approval 8 of Resolution 90PC5

Property Description:

Map No: 13 & 14D Tax Lot No: 101, 102, 200, 201 Site Size: _____
Address: _____

Location: Wilsonville Town Center - east of Town Center Loop West and northwest
of shopping center

On December 9, 1991, at the meeting of the Planning Commission
the following decision was made on the above-referenced Proposed Development Action:

 Approval XX Approval with Conditions Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Hall this 16th day of December, 1991, and is available for public inspection. The date of filing is the date of the decision. Any appeal(s) must be filed with the Planning Department by 5:00 p.m. on December 30, 1991.

XX Written decision is attached

 Written decision is on file and available for inspection
and/or copying.

This action, if approved, will expire on December 9, 1993 unless development commences prior to the expiration date.

For further information, please contact the Wilsonville Planning Department at City Hall, Community Development, or phone 682-4960.

FILED 12-16-91

PLANNING COMMISSION
RESOLUTION NO. 91PC43

A RESOLUTION ADOPTING FINDINGS AND
CONDITIONS OF APPROVAL FOR A MODIFIED STAGE I
MASTER PLAN, PHASE II STAGE II SITE DEVELOPMENT
PLANS AND AMENDING CONDITION OF APPROVAL 8
OF RESOLUTION 90PC5 - CAPITAL REALTY CORP.,
APPLICANT. THE PROPERTY IS IDENTIFIED AS
WILSONVILLE TOWN CENTER AND IS LOCATED ON
TAX LOTS 101, 102, 200, 201, 300 AND 500, T3S-R1W,
SECTIONS 13 AND 14D, CLACKAMAS COUNTY, OREGON

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Sections 4.008(4) and 4.139(1), (2) and (3) of the Wilsonville Code, and .

WHEREAS, the Planning staff has prepared a report on the above-captioned subject which is attached hereto as Exhibit A, and

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on December 9, 1991, at which time all exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the subject and the recommendations contained in the staff report, and

WHEREAS, all interested parties have been afforded an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the staff report attached hereto as Exhibit A, along with the findings, recommendations and Conditions of Approval contained therein. The Wilsonville Planning Director is hereby authorized to issue a Stage I Master Plan and Stage II Site Development Permit for Phase II and a Revised Condition of Approval 8 -Resolution 90PC5 once the prescribed appeal period has expired.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 9th day of December, 1991, and filed with the Planning Secretary this same day.

Attest:



Judge Emerson, Planning Secretary



Chairman, Planning Commission

And to provide an additional finding of fact that says that the traffic signal at the intersection of Town Center Loop West and Wilsonville Road is in process and should be in place by July of 1992, which it appears will alleviate some of the traffic congestion, but the Planning Commission still has significant concerns regarding the traffic at the intersection of Wilsonville Road and Parkway Avenue. (That's a finding of fact and not a Condition of Approval.)

**STAGE I MASTER SITE PLAN AND
PHASE II STAGE II SITE DEVELOPMENT
CONDITIONS OF APPROVAL**

1. This approves the subject Stage I Master Plan and Stage II Site Development of Phase II Project Thunder store. Developers shall submit separate applications for Stage II development review and separate applications for Site Design Review for each pad and development phase proposed in the Master Plan.
2. Automotive service stations/centers and automotive wash centers shall not be permitted within the Wilsonville Town Center Master Plan.
3. The owner shall waive right of remonstrance against any local improvement district that may be formed to provide public improvements to serve the subject site.
4. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
5. The developer shall retain an engineer to provide a detailed drainage analysis of the subject property and prepare a 24" x 36" sheet identifying contributing drainage areas to be included with the final design plans.
6. Storm sewer system shall be designed to pass a 25-year frequency storm. Engineer shall provide detailed drainage computations. Applicant's design engineer shall provide runoff protection to downstream property owners. The design may require a detailed erosion control plan.
7. The developer shall coordinate with the City Engineer in preparing grading plans and in the design and location of all public utilities.
8. The developer shall conform with all requirements of the Tualatin Valley Fire District.

9. The developer shall submit to the Design Review Board a pedestrian sidewalk plan showing connections along the access drives through Phase II to the open space. Construct a five-foot wide concrete sidewalk, off-set five feet from the curb along the entire frontage of Town Center Loop West with Phase II and the adjoining pads. Connect all public sidewalks to the on-site sidewalk system. All sidewalks shall be constructed prior to occupancy of Project Thunder.

10. This approval amends Condition No. 16 of Resolution 89PC50 and Condition No. 8 of Resolution 90PC15 to state as follows:

The applicant shall dedicate 5.1 acres for a public park before issuance of the Certificate of Occupancy for Phase II unless the applicant and the City Council reach an agreement for a later date. The City and the applicant will work toward resolving the access and timing issues of the public park dedication up to including the time of the Certificate of Occupancy.

11. That an association of owners or tenants shall be established which shall adopt such Articles of Incorporation, By-Laws or other appropriate agreement, and shall adopt and impose such Declaration of Covenants and Restrictions on such common areas (landscaped areas) that are acceptable to the Planning Director. Said association shall be formed and continued for the purpose for maintenance. Such an association may undertake other functions. It shall be created in such a manner that tenants or owners of property shall automatically be members and shall be subject to assessments levied to maintain said common areas for the purposes intended. The period of existence of such association shall be not less than twenty years and it shall continue thereafter until other arrangements are made subject to City approval. This condition of approval does not apply to the open space proposed to be dedicated to the City.

12. All final plans shall be submitted on a 24" x 36" format. A title page will be required with a space left in the lower right-hand corner for an 8-1/2" x 11" information sheet to be provided by the City and to be affixed to the final as-built plans before acceptance. The applicant shall provide 3 mil mylar as-builts to the City which must be submitted and approved by the City before the final punch list inspection will be performed by the City.

13. Final utility design shall meet the following general format:

- A. Sanitary sewer shall be aligned on the north and west side of all street centerlines.
- B. Storm sewer shall be aligned on the south and east side of all street centerlines.
- C. Water line shall be aligned on the south and east side of all street centerlines.
- D. Minimum centerline finish grade shall be no less than 1% and the maximum centerline finish grade shall be no more than 12% for local streets. Minimum centerline finish grade shall be no more than 8% for any street above local street in classification and shall be constructed of concrete.
- E. The top of the curb shall equal centerline finish grade unless offset crown design or curb return transition.

- F. Composite utility plan shall be part of the final plan set.
 - G. Detailed grading plan shall be part of the final plan set.
 - H. Utilities not in the street area shall provide maintenance access acceptable to the City, and shall be centered in a 15-foot easement to be conveyed to the City of Wilsonville.
 - I. Final design of the public utilities shall be approved at the time of the City's issuance of a Public Works Construction Permit.
 - J. All on-and-off-site utilities shall comply with the State of Oregon and the City of Wilsonville requirements and Codes.
 - K. All cul-de-sacs shall have a minimum 45-foot radius to the face of the curb to allow for adequate turning radius.
 - L. All public streets shall meet design requirements for sight distance - horizontal, vertical and intersectional.
 - M. Final design plans shall identify locations for street lighting, gas service, power lines, telephone lines, cable television, street trees and mailbox clusters.
14. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
 15. All power and telephone utilities shall be installed underground.
 16. Provide the Planning Director crossover reciprocal easements to adjacent properties for ingress and egress of traffic to cross over drives and private roads.
 17. The developer shall designate and construct City of Wilsonville Rapid Area Transport transit stops. Coordinate with Tom Barthel, the City Administrative Analyst, on the number and locations of the transit stops.
 18. The minimum parking space dimensions shall be 9' x 18' with 25-foot travel lanes.
 19. That Phase II be developed in such a manner that traffic generated by the development can be accommodated safely and without congestion in excess of level service D defined in the Highway Capacity Manual published by the National Highway Research Board on access drives at Town Center Loop West and at the intersection of Town Center Loop West with Wilsonville Road.
 20. The Phase II Stage II development shall take access at the prescribed access locations approved in Local Improvement District No. 5 along Town Center Loop West, except for the proposed access drive shown to be relocated at the southwest boundary of Phase II and is subject to the approval of the City Attorney and agreement being reached regarding lining up of the access drives on Town Center Loop West and the property across the street. The City Attorney is going to review the agreements to make sure that we end up with a full intersection on Town Center Loop West and the access drive to Project Thunder unless the property owner and the City Council reach another agreement.

21. At the time the Design Review Board specifically reviews the applicant's plans regarding the east wall of the large structure in Phase II, the applicant shall insure its compatibility with the proposed park. DRB shall also look at the pathway and sidewalk circulation plan.
22. That all construction workers park on site and not within public streets.
23. Prior to site grading, the developer shall coordinate with the Oregon Division of State Lands to investigate the existing storm water detention pond for possible wetlands.
24. The applicant shall coordinate with the City Engineer to consider on-site detention in its submittal to the City. The applicant shall coordinate with the Engineering Department all storm drainage plans with some consideration toward whether or not on-site detention is feasible and meets the engineering standards of the City.

NOTE
 1. EXISTING STORM LINES ARE EXTREMELY SHALLOW. IF EXISTING COVER ON PIPE IS LESS THAN 3', CONTRACTOR SHALL ENCASE PIPE WITH CONCRETE ACROSS FULL DRIVEWAY WIDTH.



PLANNING
 SURVEYING
 ENGINEERING
 LANDSCAPE ARCHITECTURE

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 PORTLAND, OREGON 97208
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WILSONVILLE TOWN CENTER
 PROJECT THUNDER
 TOWN CENTER LOOP ROAD WEST
 WILSONVILLE OREGON

| | |
|---------------|----------|
| Date: | 10/11/11 |
| Drawn: | WJ |
| Checked: | WJ |
| Approved: | |
| Scale: | AS SHOWN |
| Sheet Number: | 1 |



DesignForum ARCHITECTS

PROJECT THUNDER
 WILSONVILLE, OREGON

MEDIAN IMPROVEMENTS



| | | | |
|-----------|----|--------------|----------|
| Design: | WJ | Scale: | AS SHOWN |
| Drawn: | WJ | Sheet No.: | 1 |
| Checked: | WJ | Project No.: | 0110 |
| Approved: | | Client: | CHIO |



