

MEMORANDUM

DATE: October 25, 2021

TO: Cindy Luxhoj, AICP Associate Planner
City of Wilsonville

FROM: Stacy Connery, AICP
Maureen Jackson, AICP

CC: Rudy Kadlub, Costa Pacific Communities

Project Name: Villebois Village Center Mixed-Use

Re: Development Review Board Public Comments
(DB21-0008, DB21-0010 through DB21-0013 Buildings A and B, 12C Lot 76;
DB21-0014 through DB21-0016 Building C, 2C Lot 73;
DB21-0022 through DB21-0024 Parking, 1C Lot 12)

In response to the memorandum dated October 18, 2021, the applicant would like to acknowledge the staff's concerns regarding alley width and access to the parking area. The applicant accepts the suggested Conditions of Approval, DRB 1. and DRB 2., to increase safety and accessibility of the parking area proposed on Lot 12 for the Villebois Village Center mixed-use development in addition to the recommended Conditions of Approval noted in the September 20, 2021 staff report.

Additionally, the applicant would like to address the questions and topics raised by M. Sandlin and the neighbors in the letter dated October 15, 2021. Below are responses to each of the questions and topics raised in the letter:

Were property owners notified of planning meetings?

While a neighborhood meeting is not required by code, the applicant held a well-attended meeting in 2018 with community members to introduce and acquire feedback for the proposed mixed-use development. More recently, the applicant held a series of pocket meetings with various Villebois Village HOA's.

Public notice requirements for the Development Review Board (DRB) Public Hearing were adhered to as noted in the staff report dated September 2021.

Where are those in favor of additional parking?

Design of the current proposal, including the parking area on Lot 12, was made with consideration to feedback received during the meeting held in 2018 and discussions with Villebois Village HOA's. Proponents of the project were heard during the DRB public hearing on September 27th and testimony has been received by city staff.



Has anyone measured the alley?

The development team has measured the alley. Measurement of the travel area of the alley includes the gutter pan, as designed.

To increase safety of the alley, the applicant does agree to the suggested Condition of Approval, DRB1., which states “The drive aisle on the southwest side of the alley between the existing trash enclosure and the curve of the alley shall be widened to match that on the other side of the trash enclosure. No parking spaces shall be allowed to extend into the widened alley further than the parking spaces on the other side of the trash enclosure.” However, it should be noted that the ADA ramp adjacent to the trash enclosure prohibits the alley width to be modified at that location.

In order to further ensure that the parking spaces do not extend into the drive aisle, the applicant is proposing to redesign the alley parking spaces to provide two (2) parallel parking spaces as illustrated on the attached Preliminary Parking Plan Alternative exhibit.

Might the parking there be restricted or permitted?

The applicant has agreed to city staff’s suggested Condition of Approval, DBR 2., which states “all parking spaces on Lot 12 shall be reserved parking for residents and/or employees” of the mixed-use development. This will limit access to the parking spaces on Lot 12 to surrounding neighbors rather than allowing access to the general public.

Is this parking lot needed?

The mixed-use development is required to provide 149 vehicle parking spaces. The project is designed to provide 138 off-street parking spaces and 45 on-street parking spaces for a total of 183 parking spaces.

The proposed development will not create new on-street parking spaces. The 45 on-street parking spaces accounted for in the application, are existing spaces located directly adjacent to the development. The off-street parking spaces provided on Lot 12 are intended to lessen the pressure of on-street parking throughout the Village Center.

Poorly Planned Access

The circulation system concept of the Villebois Village Master Plan is designed with alley access parking to provide safe pedestrian and bicycle access and reduce conflict between pedestrians and vehicles. Alley accesses throughout the community has been analyzed by the City’s Traffic Engineers at every stage of development.

The alleyway that serves Lot 12 is privately owned with a public access easement. As previously stated, the applicant does accept staff’s suggested Condition of Approval DRB 1. and proposes to redesign the alley parking spaces to provide two (2) parallel parking spaces as illustrated on the attached Preliminary Parking Plan Alternative exhibit to increase safety in the alley.

Blind Approach

The memo notes that street parking on SW Ravenna Loop adjacent to the alleyway entrance,

is “occupied day and night.” As previously stated, the off-street parking spaces provided on Lot 12 are intended to lessen the pressure of on-street parking throughout the Village Center.

The applicant’s acceptance of Condition of Approval DRB 2. Which states, “all parking spaces on Lot 12 shall be reserved parking for residents and/or employees” ensures users of the parking area are permitted and familiar with the conditions of the alleyway and street network throughout the Village Center.

Blind Egress

The proposed mixed-use development does not modify or alter the existing intersection of SW Ravenna Loop and SW Barber Street. Design of the pedestrian, bicycle, and vehicle circulation system throughout Villebois Village was intended to encourage activity on the street and minimize conflict between vehicles and pedestrians. Traffic impact analysis conducted on the surrounding street system considers the context of the proposed development within the maximum density allowable in SAP Central and found the project to be approvable.

Congested Alley

Alleyways throughout Villebois Village are designed to encourage slow vehicle traffic to increase safety and not intended for emergency vehicle access. All residences within Villebois Village are required to have residential fire sprinklers installed and are designed to be accessed by emergency vehicles from the adjacent public street, in compliance with fire and life safety standards.

Bus Stop

The applicant has confirmed with staff that the height of the vine fence around the parking area on Lot 12 can be reduced to 5 feet (from 6 feet originally proposed). Reducing the fence by a foot will further enhance visibility into and out of the parking area while not compromising the screening provided by the vine fence. The vine fence is proposed instead of a solid wood fence for the purpose of providing screening, yet also allowing for some visibility for safety of all residents. There are pedestrian access openings along the Villebois Drive frontage which also increase visibility into and out of the parking area. Additionally, the applicant has redesigned the corner of Villebois Drive and Barber Street to pull the vine fence in and provide space for the location of benches as seen on the attached Landscape Plan Alternative.

Multiuse

The proposed parking area on Lot 12 is an accessory use to the mixed-use development allowable per Section 4.125.(.03)C.

Loss of property value to homeowners

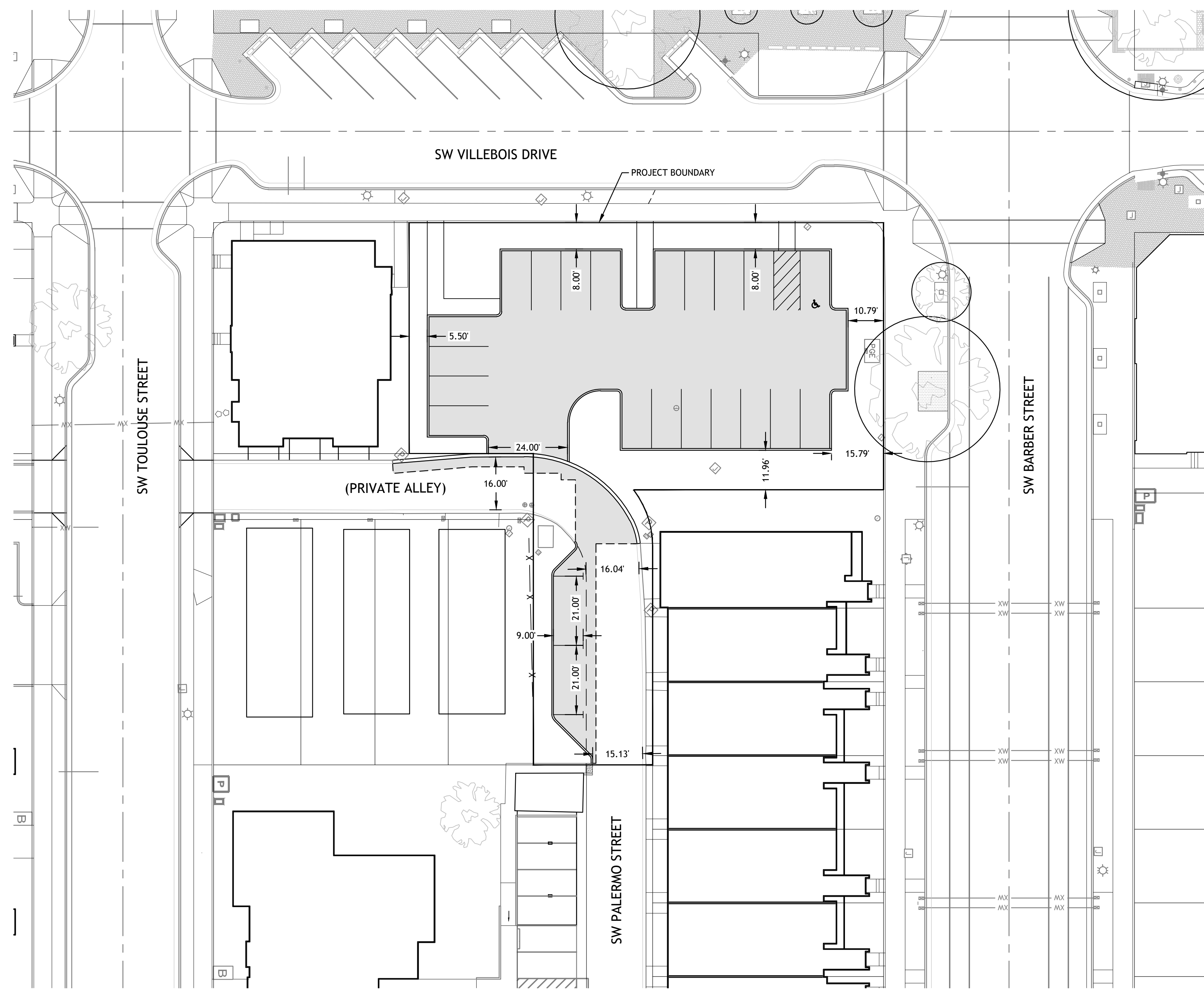
The applicant is proposing a parking area on Lot 12 to support the mixed-use development on Lots 73 and 76. Success of the mixed-use development will support creation of a vibrant Village Center, and ultimately raise the quality of life of all residents of Villebois Village.

Thank you.

Attachments:

- Site & Land Use Plan Alternative 1 (Lot 12)
- Preliminary Parking Plan Alternative 1 (Lot 12)
- Landscape Plan Alternative 1 (Lot 12)

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LEGEND

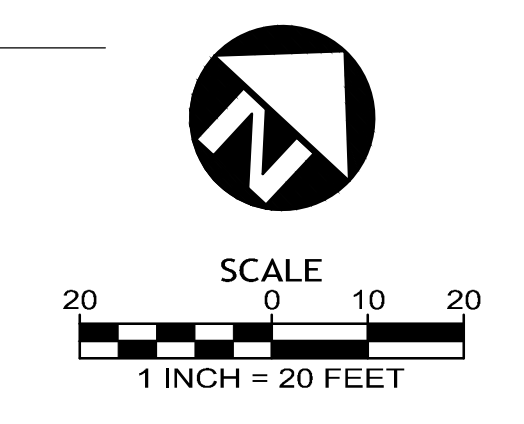
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- ==== PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- - - - PROPOSED PUBLIC UTILITY EASEMENT
- - - - PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PDP BOUNDARY LINE
- [Symbol] PROPOSED HANDICAP RAMP
- [Symbol] PROPOSED A.C. PAVING
- [Symbol] PROPOSED SIDEWALK
- [Symbol] PROPOSED SIDEWALK BY OTHERS
- [Symbol] EXISTING SIDEWALK

LOT COUNT:

1	PARKING LOT
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LAND AREA TABLE:

TOTAL AREA:	0.33 AC
SURFACE PARKING:	0.17 AC
ALLEY:	0.04 AC
LANDSCAPING:	0.12 AC



ELEVATION DATUM: NAVD 88



Villebois

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ARCHITECTURE



PACIFIC COMMUNITY DESIGN
12564 SW Main Street Tigard, OR
97223
[T] 503-941-9484

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REVISIONS	
DATE	DESCRIPTION

PDP 1C MOD
VILLEBOIS VILLAGE
MIXED-USE

Preliminary
Development
Plan

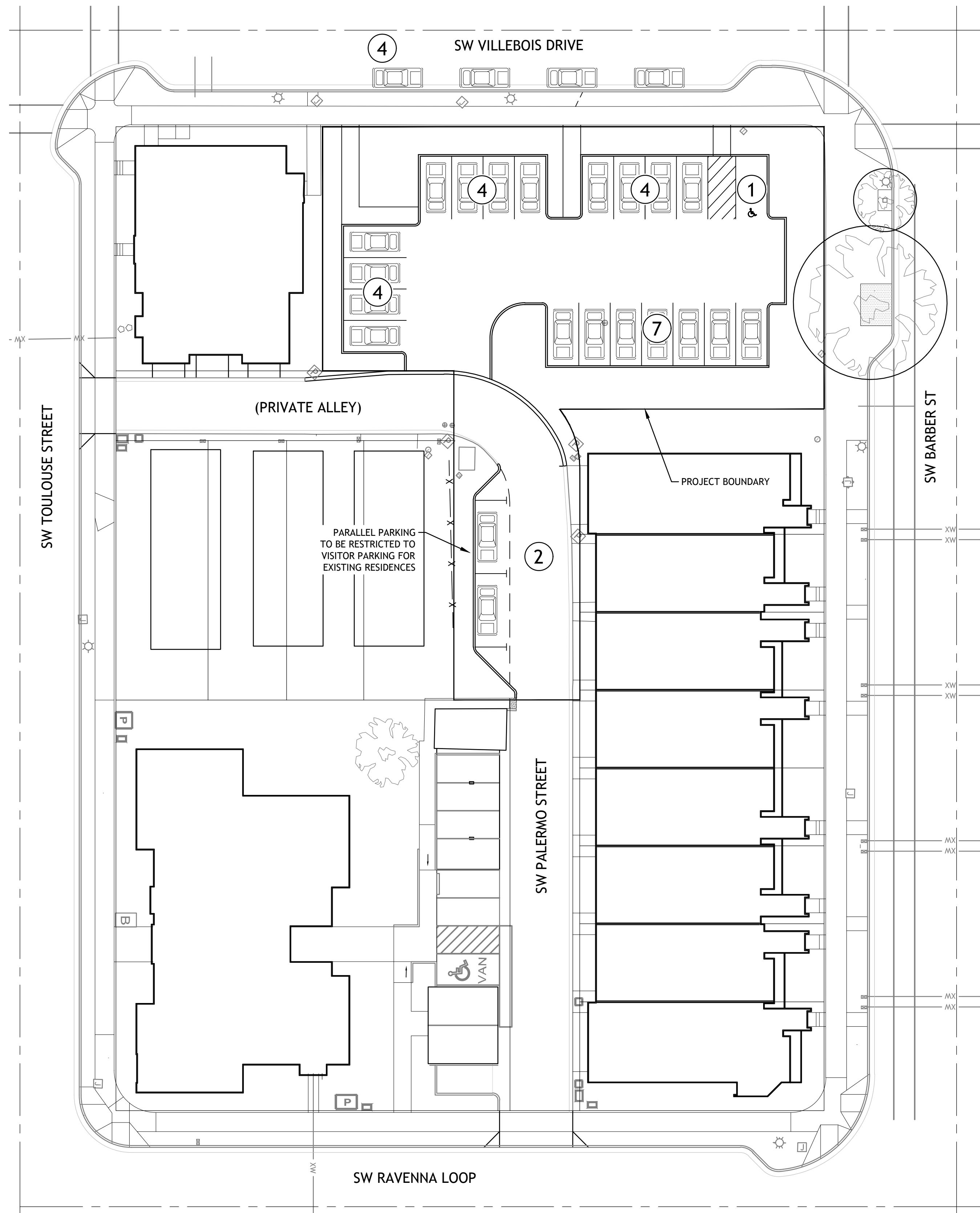
SITE &
LAND USE
PLAN
ALTERNATIVE
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3rd Submittal Date: 10/21/2021

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ELEVATION DATUM: NAVD 88



LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- == PROPOSED CURB AND GUTTER
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED HANDICAP RAMP
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PARKING SPACE

Vehicle Parking Provided:

Off-Street Standard Spaces	=	21 spaces
Off-Street ADA Spaces	=	1 space
On-Street - SW Villebois Drive North	=	4 spaces
Vehicle Parking Provided	=	26 spaces

SCALE
20 0 10 20
1 INCH = 20 FEET



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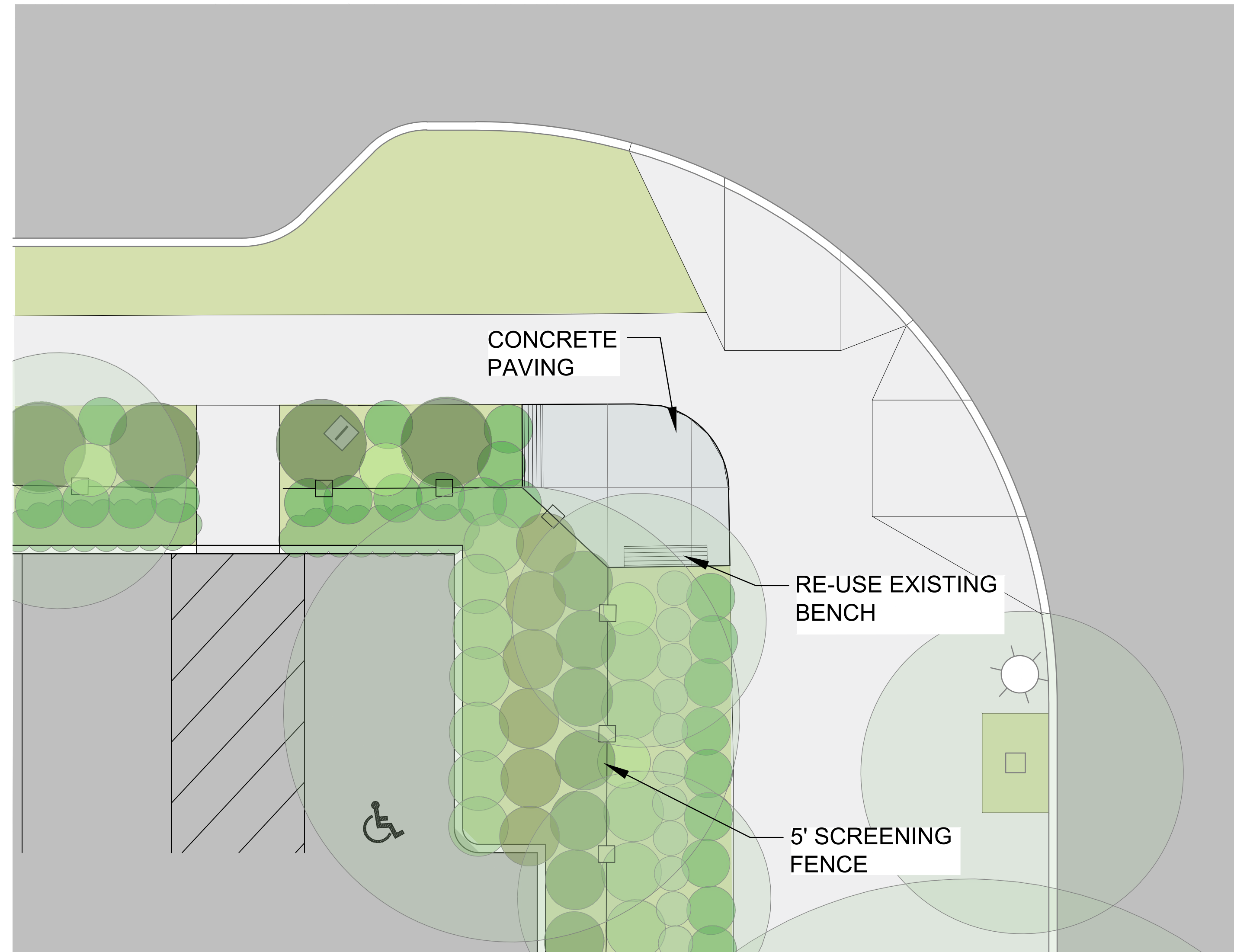
Preliminary
Development
Plan

PRELIMINARY
PARKING
PLAN
ALTERNATIVE
1

3rd Submittal Date: 10/21/2021

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Preliminary
Development
Plan

LANDSCAPE PLAN
ALTERNATIVE

Date: 10/25/2021

L1