

RESOLUTION NO. 984

A RESOLUTION OF THE WILSONVILLE CITY COUNCIL AMENDING THE DECISION OF THE DESIGN REVIEW BOARD REGARDING THE WILSONVILLE FAMILY FUN CENTER (92DR32) AND ADOPTING ADDITIONAL CONDITIONS OF APPROVAL.

WHEREAS, the City Council of the City of Wilsonville has called-up the Design Review Board's decision regarding the Wilsonville Family Fun Center in accordance with Section 4.018 of the Wilsonville Code (WC); and

WHEREAS, the City Council's call-up was to specifically address the limited issue of the drives, parking and circulation for safety and design under Section 4.421(1)(c) of the WC; and

WHEREAS, the City's Traffic Engineer, DKS Associates, has reviewed the Wilsonville Family Fun Center site plan and has prepared a report, dated February 25, 1993, which sets forth recommendations to improve the site's drives, parking and circulation; and

WHEREAS, Automated Batting Cages, Inc., has reviewed the DKS report and, after discussions and meetings with City Staff, agrees to abide by the Traffic Engineer's recommendations; and

WHEREAS, the City Council has previously reviewed the DKS report and received a briefing from the Planning Director on the status of the Family Fun Center at their regular Monday morning workshop held on March 1, 1993.

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

Section 1. The City Council hereby approves the decision of the Design Review Board regarding the Wilsonville Fun Center (Case file no. 92 DR 32) and adopts additional Conditions of Approval to ensure that the recommendations of the DKS report are implemented.

Section 2. The City Council adopts the following Conditions of Approval:
CITY COUNCIL ADDITIONAL CONDITIONS OF APPROVAL FOR 92 DR 32
ADOPTED ON MARCH 15, 1993

24. The applicant, ABC, Inc., shall conduct a two-week "soft opening" in advance of the public grand opening of the Wilsonville Family Fun Center.

25. The applicant shall provide overflow parking for at least 200 cars for a minimum of ninety (90) days from the Fun Center's Grand Opening.

26. The applicant shall move the entrance to the Fun Center parking lot to provide for greater stacking distance at the driveway shared with the Les Schwab store. The entrance shall be moved 40 to 50 feet closer to the batting cage and a larger landscape area shall be provided next to Town Center Loop West.

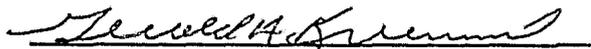
27. The applicant shall remove the "EXIT ONLY" striping at the Les Schwab entrance and stripe the entrance with a double yellow line that extends up to the entrance of the Fun Center parking lot entrance.

28. The applicant shall install raised pedestrian crossings (such as those used at Portland International Airport) to provide for clear pedestrian circulation and speed control through the parking lot. One pedestrian crossing shall be provided at the entrance of main building to connect to the public sidewalk on Town Center Loop West and another pedestrian crossing shall be provided approximately 250 feet to the west to connect the batting cage area with the public sidewalk.

29. The applicant shall install an eight (8) foot curbside sidewalk with a five (5) foot wide landscaped area between the parking lot and the sidewalk.

Section 3. The City Council's Conditions of Approval are in addition to those imposed by the Design Review Board and, in the event of conflict, shall supersede and replace any other conditions imposed by a decision-making body.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 15th day of March, 1993, and filed with the City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:

VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Hawkins	<u>AYE</u>
Councilor Lehan	<u>AYE</u>

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CB-R-668-93

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**CITY OF WILSONVILLE
CITY COUNCIL MEETING**

STAFF REPORT

DATE: March 15, 1993

TIME: 7:00 P.M.

LOCATION: 8445 SW Elligsen Road
Community Development Annex

SUBJECT: RESOLUTION BY THE WILSONVILLE CITY COUNCIL
REGARDING DRIVES, PARKING AND CIRCULATION FOR
THE WILSONVILLE FUN CENTER AND ADOPTING
ADDITIONAL CONDITIONS OF APPROVAL.

Summary

The City Council, by its own motion, called up the Design Review Board's decision regarding the Wilsonville Family Fun Center and scheduled a public hearing on this matter for March 15, 1993. The Council's call up was limited to whether the Fun Center's drives, parking and circulation were designed safely under Section 4.421 (1)(c) of the Wilsonville Code. The City's Traffic Engineer, DKS Associates, reviewed the Fun Center's site plan and made a number of recommendations to improve the overall circulation, parking and access to the site. The applicant has reviewed the DKS report and has agreed to certain terms and conditions. To date, there are 30 Planning Conditions and if this Resolution is adopted, there will be 29 Design Review Board Conditions.

Recommendations

Adopt the Resolution approving the Design Review Board's decision and adopt six (6) additional Conditions of Approval.

February 3, 1993

Wayne Sorensen, Planning Director
City of Wilsonville

Project: Wilsonville Family Fun Center, File: 92DR32

Wayne:

I have reviewed the petitions and letters concerning the Fun Center.

I note this project has been approved by the Planning Commission and then appealed to the City Council which also approved the project with conditions. Within the limits of our jurisdiction, and especially on issues directed to us by Council and the by the Planning Commission, I am confident that the Design Review Board, along with the cooperation of the applicant, has made a significant and positive difference in the proposal.

My judgement is that the applicant has satisfied the Design Review Board's requests and to withhold approval would not be proper. I respectfully affirm our decision to approve the Design Review application for the Fun Center.

Please forward my invitation to those concerned with the Fun Center to especially monitor the project's sound levels (in conjunction with the mandated condition of approval on this), and keep the Design Review Board informed of problems if they do develop in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael C. Schwartz". The signature is fluid and cursive, with a large loop at the end.

Michael C. Schwartz
Acting Chair, Design Review Board, City of Wilsonville



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

NOTICE OF DECISION

Project Name: Wilsonville Family Fun Center File No: 92DR32

Applicant/Owner: Automated Batting Cages

Proposed Action: Approve architectural plans, landscape plans, new signage and variance to increase the area and height of one free standing sign.

Property Description:

Map No: 14D Tax Lot No: 100 Site Size: 4.9 acres

Address: _____

Location: Northwest quadrant of Town Center-Thunderbird Mobile Home Park to North

On January 25, 1993 at the meeting of the Design Review Board
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 Annex this 5th day of February, 1993 and is available for public inspection. The date of filing is the date of the decision. Any appeal must be filed with the Planning Department by 5:00 p.m. on February 19, 1993

 XX Written decision in attached

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

This action, if approved, will expire on January 25, 1995 unless development commences prior to the expiration date.

For further information, please contact the Wilsonville Planning Department at Community Development Building, 8445 S.W. Elligsen Rd. or phone 682-4960.

FILED 2-5-93 *sh*

DESIGN REVIEW BOARD

RESOLUTION NO. 92DR32

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL APPROVING ARCHITECTURAL PLANS, LANDSCAPE PLANS, NEW SIGNAGE AND VARIANCE TO INCREASE THE AREA AND HEIGHT OF ONE FREE STANDING SIGN FOR THE WILSONVILLE FAMILY FUN CENTER, AUTOMATED BATTING CAGES, APPLICANT. THE PROPERTY IS IDENTIFIED AS TAX LOT 100, SECTION 14D, T3S, R1W.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 (4) and 4.440 (1) of the Wilsonville Code, and

WHEREAS, the Planning Director 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 Design Review Board at a regularly scheduled meeting conducted on January 25, 1993, at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Design Review Board has duly considered the subject and the recommendation(s) contained in the staff report, and

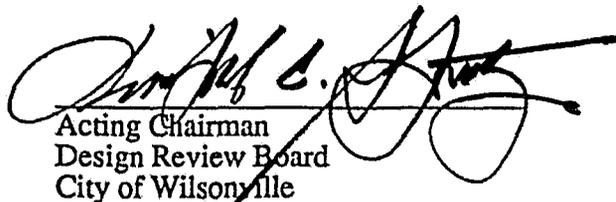
WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE BE IT RESOLVED that the Design Review Board of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the findings, recommendation(s) and Conditions of Approval contained therein, and further authorizes the Planning Director to issue a Site Development Permit consistent with said recommendation(s).

ADOPTED by the Design Review Board of the City of Wilsonville at a regular meeting thereof this 25th day of January, 1993, and filed with the Planning Secretary on February 5, 1993.

Attest:

Sally Hartill
Sally Hartill, Planning Secretary


Acting Chairman
Design Review Board
City of Wilsonville

92DR32
WILSONVILLE FAMILY FUN CENTER
SITE DESIGN
CONDITIONS OF APPROVAL
AMENDED

1. All landscaping required by this approval shall be installed prior to issuance of occupancy permits, unless security equal to 110% of the cost of the landscaping, as determined by the Community Development Director, is filed with the City assuring such installation within six months of occupancy. "Security is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the Community Development Director. If the installation of the landscaping is not completed within a six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited within the City shall be returned to the applicant.
2. Construction, site development, fencing and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents approved by the Design Review Board, unless altered with Board approval or with minor revisions, by the Planning Director.
3. Prior to occupancy, the applicant shall remove the billboard.
4. The applicant shall install the inground, automatic, irrigation system in accordance with the approved plans. The applicant shall maintain all landscaping through replacement of dead materials and weeding.
5. This approval grants a variance to increase the maximum area for one street sign. The street sign shall not exceed 80.5 signage per copy for a total of 161 square feet for a double faced sign. This approval also grants a variance to increase the maximum height of the street sign to 27 feet measured from finish grade to top of the sign cabinet. The applicant shall install the wall signage in accordance with the plans approved by the Design Review Board.
6. The developer shall paint the roof mounted exterior heating, air conditioning and ventilation equipment to match the body color of the main building. Screen with landscaping all ground mounted equipment.
7. The applicant shall obtain a building permit for all fence/walls exceeding six feet in height.
8. The applicant shall plant columnar shaped, conifer trees, that will reach 15 feet in height within five years in the recessed areas of the north side of the concrete block fence and this shall be done to buffer (golf course greens) 3, 4, 7 and 8.
9. Banners, pennants, balloons, flags, board signs, banners or any other advertising device, excepting the approved signage, are prohibited, unless temporary use permits are authorized by the City.

10. In conjunction with the Planning Commission conditions for bikeways, the developer shall construct and clearly stripe a bike/pedestrian path between the proposed bikeway and the southeast corner of the main building. This bikeway would require the removal of two parking spaces and be constructed on the easterly side of shade tree islands.
11. Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial construction pursuant thereto has taken place; or an extension is granted by motion of the Design Review Board.
12. The applicant shall plant a 15 foot high continuous evergreen planting screen within a 25 foot radius of a tee or hole, particularly those tees or holes adjacent to the north wall. The species would be at the landscape architect's discretion and the intent would be for the plants to reach the 15 foot height within a period of five years.
13. The applicant shall plant a 10 foot high continuous evergreen planting screen on the west property line, 20 feet north and 20 feet south of the castle. This again would be species at the landscape architect's discretion. The intent would be for this planting screen to reach its mature height of 10 feet within a period of five years.
14. The applicant shall retain a professional arborist to recommend for staff approval, construction techniques within the drip line of all existing trees with the intention being to attempt preservation of the trees.
15. The applicant shall work with staff to make the south elevation look similar in character to the north elevation as proposed for the arcade/restaurant building. The intention is to reduce the exposure or width of the fluted concrete block band.
16. The applicant shall preserve four existing fir trees at holes 1, 4 and 5 next to the maintenance building.
17. The applicant shall plant and train vines to achieve 50% coverage on the north face of the 10 foot wall on the north property line and achieve that 50% coverage within five years.
18. The applicant shall work with Planning Department staff to direct to the south the 12 foot high site lighting fixtures proposed within 20 feet of the north property line for the purpose of minimizing the amount of light going onto the property north of this project.
19. The applicant shall replace the pear trees proposed for the notches in the north wall with a species of red maple or similar tree of widening spreading habit, at the landscape architect's discretion.
20. The top of cave feature shall not be more than 24 inches higher than the wall directly to the north.
21. The applicant shall construct the north wall within 60 days of grading permit issuance.
22. The record of proceedings from this hearing shall be held open for a period of seven days following this hearing to allow additional written material to be submitted.

23. The applicant shall turn off the feature lighting on fantasy elements (i.e. golf course structure) at closing or midnight whichever comes first.

Michael Schwartz:

Okey, I'm ready. I motion for approval the Wilsonville Family Fun Center, including Conditions of Approval 1 through 12 with Condition No. 8 being superceeded on page 22 of 47.

In addition there be a Condition No. 13: The applicant shall plant a 15 foot high continuous evergreen planting screen within a 25 foot radius of a tee or hole, particularly those tees or holes adjacent to the north wall. The species would be at the landscape architect's discretion and the intent would be for these plants to reach the 15 foot height within a period of five years.

Condition No. 14: The applicant shall plant a 10 foot high continuous evergreen planting screen on the west property line, 20 feet north and 20 feet south of the castle. This again would be species at the landscape architect's discretion. The intent would be for this planting screen to reach its mature height of 10 feet within a period of five years.

Condition No. 15: The applicant shall retain a professional arborist to recommend for staff approval construction techniques within the drip line of all existing trees with the intention being to attempt preservation of the trees.

Condition No. 16: The applicant shall work with staff with the intent to make the south elevation look similar in character to the north elevation as proposed. The intention is to reduce the exposure or width of the fluted concrete block band.

Condition No. 17: The applicant shall preserve four existing fir trees at holes 1, 4, and 5 next to the maintenance building.

Condition No. 18: The applicant shall plant and train vines to achieve 50% coverage on the north face of the wall, the 10 foot wall on the north property line, and achieve that 50% coverage within five years.

Condition No. 19: The applicant shall work with Planning Department staff to consider directing to the south the 12 foot high sight lighting fixtures proposed within 20 feet of the north property line for the purpose of minimizing the amount of light going onto the property north of this project.

Condition No. 20: At the landscape architect's discretion, consider replacing the pear proposed for the notches in the north wall with species of red maple.

Condition No. 21: The top of cave feature shall not exceed 24 inches of the height of the wall directly to the north.

Condition No. 22: The applicant shall construct the wall within 60 days of grading permit.

Condition No. 23: The record of proceedings from this hearing shall be held open for a period of seven days following this hearing.

Condition No. 24: The applicant shall turn off feature lighting on fantasy elements at closing or midnight whichever comes first.

Discussion: None

Motion was seconded by Sally Fender.

**All those in favor: Aye: Sally Fender
Suzanne Christman
Robin Warren
Michael Schwartz**

Motion for approval with conditions has carried 4-0.

921 S.W. Washington Street, Suite 612
Portland, OR 97205-2824
Phone: (503) 243-3500
Fax: (503) 243-1934

CITY OF WILSONVILLE
FEB 26 1993
RECEIVED

February 25, 1993

Mr. Wayne Sorenson
City of Wilsonville
30000 SW Town Center Loop E.
Wilsonville, OR 97070

Subject: Review of Wilsonville Fun Center Site Plan

P93005x0

Dear Wayne:

This letter responds to the City's request for DKS Associates to review the site plan for the proposed Wilsonville Fun Center on Town Center Loop West, adjacent to Les Schwab. Our review focuses on parking demand and the adequacy of the proposed supply, driveway access and location, and site circulation and safety for vehicles and pedestrians. Our review is based on the 8/16/92 site plan. A summary/recommendation section is included for each topic.

Parking Demand

The site plan includes 153 on-site parking spaces, which exceeds City of Wilsonville code. The ability of the proposed supply to meet demand was evaluated based on parking demand references, review of similar uses in the Portland area, and information provided by the project sponsor and developers of similar facilities.

Parking References. Information for similar uses in ITE's *Parking Generation* is limited. One study was reported for a miniature golf park, which indicated a peak demand on Saturday of 42 spaces. Miniature golf would be one of the attractions at the Fun Center. One study was also reported for a large amusement park, which had a peak demand of 452 spaces, but at 37 acres was several times the size of the proposed Fun Center.¹ The Fun Center would be on a scale closer to the miniature golf park than the amusement park.

Review of Similar Sites. Parking supply was investigated at two similar uses in the Portland area: Malibu Grand Prix and Wonderland.² Both of these uses are in similar suburban settings. Malibu Grand Prix in Beaverton provides only 15 spaces on-site, with limited on-street parking available

¹ *Parking Generation*, Institute of Transportation Engineers, 2nd Edition, 1987, code 431: Miniature Golf, p. 57, and code 480, Amusement Park, p. 63

² DKS Associates, field investigation 2/23/93

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on SW Cascade Avenue (10 to 20 spaces). There are 167 additional parking spaces immediately adjacent to Malibu Grand Prix serving Silo electronics, a golf shop and vacant retail space, some of which could be used by patrons of Malibu Grand Prix. Wonderland, a large video arcade, has about 30 spaces. Both these similar uses had far less parking than proposed for the Fun Center, but had potential for shared parking with other retail uses in close proximity.

Information from Sponsor and Others. DKS contacted Malibu Grand Prix headquarters in southern California.³ After describing in detail the uses at the site and the surrounding region, we were told 153 spaces would be adequate, but that providing room for expansion would be advisable, as the site could become more popular as Wilsonville grows. It is likely that further development in the Town Center area will create shared parking opportunities for the Fun Center which could be used to meet expanded parking needs in the future.

The project sponsor provided a letter from Huish Family Fun Centers, which operates six Fun Centers in Southern California and assisted with the design and layout of the Wilsonville Fun Center. They reviewed parking needs, taking into account weather, population and the proposed attractions, and concluded 153 spaces would be adequate (see attached letter).

Conclusion/Recommendation. Based on the review of available parking demand information, similar sites in the region and discussion with the sponsor and others, DKS concludes that 153 parking spaces will be adequate for normal (summer) use. However, the Fun Center is the type of use that can enjoy a temporary "honeymoon" period of higher popularity following its opening, and it is possible capacity could be reached during the initial period. The additional temporary parking which is being negotiated with Capital Realty for property adjacent to the site would fill this need. Eventual development of the adjacent parcel to the immediate northeast of the site should be coordinated through the City to encourage shared parking opportunities.

All parking spaces in the proposed site plan are standard stalls. Restriping to compact stalls could gain several more spaces, but this is not recommended. Compact stalls are generally inappropriate for high-turnover development or for uses that are not patronized by everyday drivers, such as recreational uses.

Driveway Access/Location

Town Center Loop is two lanes in each direction passing the project site. The project would be connected to Town Center Loop West via two driveways. Two driveways are sufficient for a parking lot the size of the proposed lot. Each driveway would allow full access (left and right turns both into and out of the site), and each has a left turn lane into the site from Town Center Loop West. Sight distance is adequate in all directions at each driveway; there are no visual impedances for traffic to and from the site.⁴

³ DKS Associates, telephone conversations 2/21/93 and 2/22/93 with Bill Patterson, Malibu Grand Prix [(818) 641 0772]

⁴ DKS Associates, site check 2/18/93

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Page 3

The southwest driveway would be used by the majority of traffic approaching from Wilsonville Road. The entrance to the site's parking area at this driveway is about 35 feet from Town Center Loop, directly across from the entrance to the back of Les Schwab. This leaves stacking room for no more than two cars between the road and the entrance to the parking lot. Moving the parking lot entrance further to the north to provide greater stacking area is discussed below.

Potential Conflict with Les Schwab Traffic. The project site shares a common driveway with the Les Schwab Tire Store. All left turn access into the Les Schwab store is via the shared driveway, as the store's other driveway is right-turn only because of the median in Town Center Loop. Based on discussion with the Les Schwab store manager,⁵ about half the traffic uses each driveway, with the majority of exiting traffic using the driveway closest to Wilsonville Road and the majority of entering traffic using the driveway that would be shared with the Fun Center. Truck traffic is typically spread throughout the day. The Les Schwab store typically serves about 100-150 customers per day, and about twice as many during peak fall and spring months for the installation and removal of studded tires.

This corresponds to about 600 daily trips to and from Les Schwab during peak months (each car makes two trips, one in and one out). The peak volumes for Les Schwab would occur in fall and spring, while the Fun Center's peak volumes would occur during summer months. Peak hour volumes to and from Les Schwab would be no more than 60 trips, or about 30 at each driveway,⁶ which would not be expected to impact driveway operations at the shared driveway.

Conclusion/Recommendation. The number and location of driveways is adequate to serve the site. However, to avoid potential conflicts with Les Schwab traffic and provide greater stacking area for traffic entering the parking lot at the driveway access shared with Les Schwab, the entrance to the Fun Center parking lot, shown directly across from Les Schwab in the site plan, should be shifted 40 to 50 feet closer to the batting cages. This would provide stacking for two additional vehicles, minimize conflict with Les Schwab traffic and leave adequate room for a sidewalk next to the batting cages. The batting cages would not need to be moved. In addition, a larger landscape area could be provided next to Town Center Loop West, which could have urban design benefits. The project sponsor has agreed in concept to this modification, which is shown in the attached site plan markup.

Vehicle/Pedestrian Circulation and Safety

Vehicle Circulation. The parking lot has adequate aisle widths for safe two-way circulation throughout the site (all aisles are at least 22 feet wide). Maneuverability would not be compromised by shifting the entrance across from Les Schwab to the north, closer to the batting cages. The existing Les Schwab entrance is striped as exit only; this lane striping must be

⁵ DKS Associates, telephone conversation with Tracy Harper, manager, Les Schwab Tires, 2/22/93.

⁶ Peak hour volume estimates based on information for tire stores in ITE's *Trip Generation*, 5th Edition.

Mr. Wayne Sorenson
February 25, 1993
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removed. A double yellow center line should be striped up to the entrance to the Fun Center lot to ensure orderly traffic movement (see attached site plan markup).

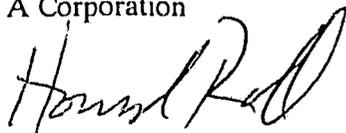
Pedestrian Circulation. The Les Schwab site has sidewalk adjacent to the street, and a landscaping strip to serve as buffer between the sidewalk and the parking lot. This pattern should be continued along the Fun Center frontage to prevent the front of parked cars from extending into the sidewalk. (The site plan shows the opposite pattern, with sidewalk next to the parking lot and a landscape strip next to the street.) Within the site, raised pedestrian crossings should be provided between the public sidewalk and the site, preferably near the main doorway and also at the opposite end of the site near the driveway shared with Les Schwab (see attached site plan mark-up). These crossings would maintain low speeds through the parking lot and enhance pedestrian circulation. The raised pedestrian crossings used at the Portland International Airport terminal or the City of Portland's "speed humps" could be used as design models. (Specifications for the City of Portland's speed humps are attached.)

Conclusion/Recommendation. Circulation aisle widths are adequate as shown in the site plan. Raised pedestrian crossings (not speed bumps) should be provided for clear pedestrian circulation and speed control through the parking lot.

It has been a pleasure to assist you with this project. Implementation of the site plan modifications discussed in this letter and shown in concept on the attached site plan will ensure acceptable vehicle and pedestrian circulation, access and safety, and sufficient parking to meet peak demand. Please call me if you need additional information or have any questions.

Sincerely,

DKS ASSOCIATES
A Corporation

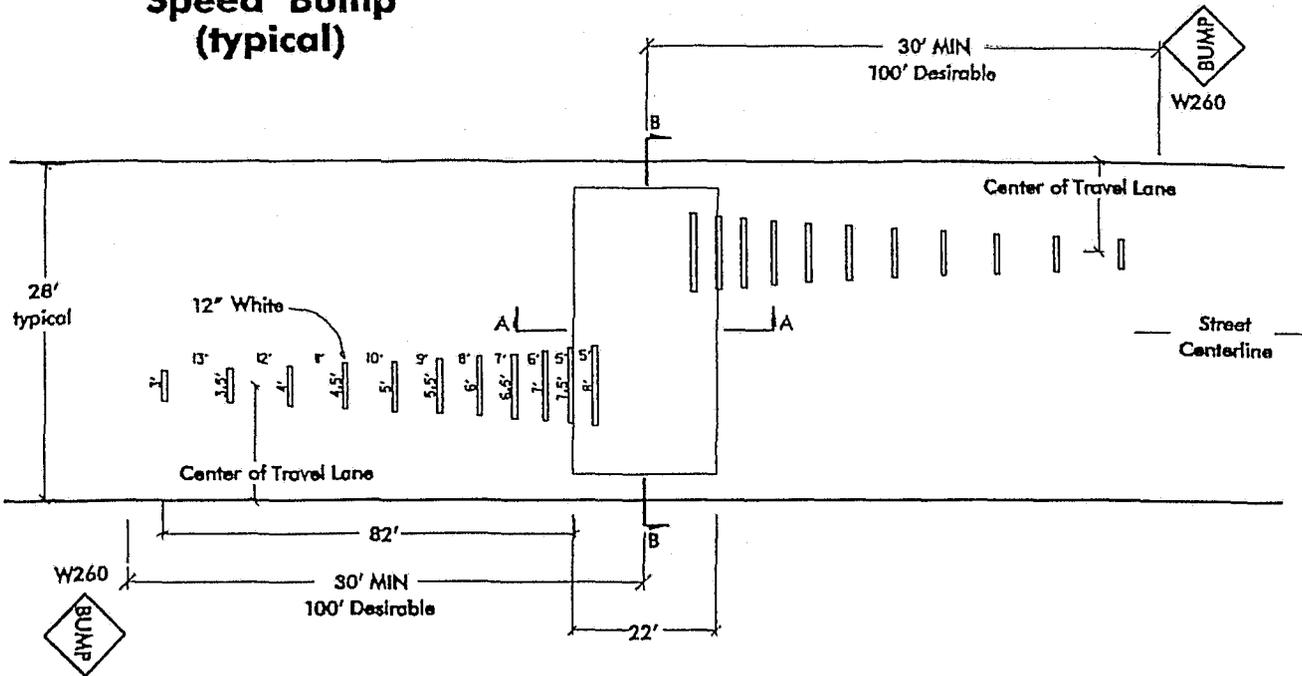


Howard Roll
Transportation Engineer

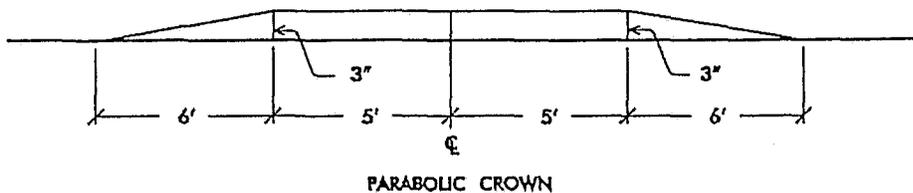
attachments: Site plan sketches of pedestrian crossings/parking lot realignment
Design standards for City of Portland speed humps
Letter from Huish Family Fun Centers

DRAFT

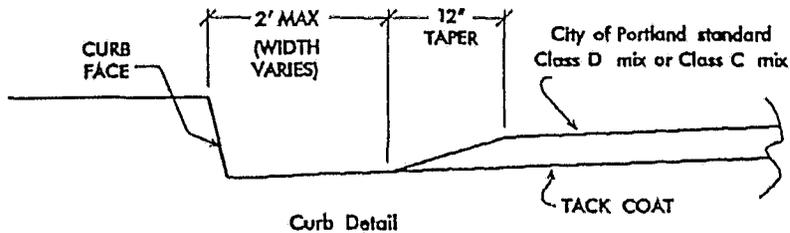
Speed Bump (typical)



Section A-A



Section B-B



BUREAU OF TRAFFIC MANAGEMENT

CITY OF PORTLAND, OREGON

TITLE OF STANDARD PLAN

3 INCH SEMINOLE SPEED BUMP

APPROVED

APPROVED

TRAFFIC ENGINEER

DATE

CIVIL ENGINEER

DATE



10,860 S.F. AT FIRST FLOOR

153 TOTAL PARKING SPACES

BATTING CAGE

HALLS UNDER
PARK (TYP)

15 IN METAL HAND
SOFT T. PLANTS

175 IN
UPLIGHTS
(TYPICAL)

MOVE LOT
ENTRANCE
NORTH

LES
S. (EX)

CHORD
N 63° 46' 11" E
10.61'

ADD L
LS

SWITCH LS &
8' SW

INSTALL
DOUBLE YELLOW
TO FW CTR ENTRANCE

RAISED PED. CROSSING
TOWN CENTER LOOP WEST

6'-0" WIDE SIDEWALK / SIDEWALK
5'-0" WIDE HANDICAPED STRIP

456' R. CURVE 711.78

CHORD N 71° 01' E 710.1'

SITE PLAN

1" = 30'-0"

SCHEMATIC MODS.
NOT TO SCALE
2/26/92 DKS ASSOCIATES



Exhibit "B"

March 2, 1993

Mr. Wayne Sorenson
Planning Director, City of Wilsonville
City Hall
P.O. Box 270
Wilsonville, Oregon 97070

RE: Wilsonville Family Fun Center

Dear Wayne:

This letter is provided at your request. Capital Realty will make available to Mr. Dick Hall, the developer of the Wilsonville Family Fun Center, a to be designated area of it's property across the street from his proposed development, on an as needed basis for a period of 90 days from the fun center ground opening, for the sole purpose of overflow parking for 200 cars. Mr. Hall will bear the entire cost of preparing the land for temporary parking and returning it to its original condition. Mr. Hall will also indemnify Capital Realty from any and all liability resulting from the use of the property for parking. This arrangement between Capital Realty and Mr. Hall is only valid through December 31, 1993.

Please contact me if you have any questions or need additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kimberly J. Beach", with a long horizontal line extending to the right.

Kimberly J. Beach
Vice President

cc. Ms. Kelley Brewster
Mr. Dick Hall

HUISH FAMILY FUN CENTERS

Post-It™ brand fax transmittal memo 7671		# of pages > 1
To Howard	From Wayne Sorenson	
Co. DKS ASSOC	Co. City of Wilsonville	
Depl.	Phone #	
Fax # 243-1934	Fax # 682-7025	

01



February 18, 1993

Dick Hall & Tommy Smith
 ABC
 8811 Ruff Avenue N.E.
 Salem, Oregon 97303

Dear Dick & Tommy:

As you are aware, we assisted you in the layout, design, and projections of the Wilsonville Family Fun Center. Our Company has been in this business for over 30 years and has had experience in designing, building, and operating this kind of facility for the same period of time. We currently operate 6 Family Fun Centers in Southern California and are in the midst of constructing our seventh center.

After receiving your phone call on February 17, 1993, regarding the City of Wilsonville's concern about the number of parking stalls, we reviewed the existing plans and would reiterate that the number of parking spaces shown will provide adequate parking. We base this opinion upon our experience in the business and the projections of what we think this site will generate.

It should be noted that we have taken into account the 3 main items which influence parking requirements in our business. They are:

1. the number of people in a 15-20 mile radius
2. the weather
3. the size of the fun center, taking into consideration the kind of attractions being offered to the public

After again analyzing these factors and projecting the sales for this location, we continue to feel that 153 parking spaces will be sufficient.

Respectfully,

HUISH FAMILY FUN CENTERS, INC.

John M. Huish
 John M. Huish, President

Automated Batting Cages

8811 Huff N.E. Salem, Oregon 97303

(503) 390-5714

FAX (503) 390-4974



March 1, 1993

Mr. Wayne Sorenson
City of Wilsonville
30000 SW Town Center Loop E.
Wilsonville, OR 97070

Dear Wayne,

Thanks for your time and attention to our project and the meeting that we had on Thursday. I wanted to inform you and the council that we understand your concerns about the parking issue.

In regard to the parking matter, we have an agreement with Capital Realty to provide space for 200 cars on the property across the street from our site. Kimberly Beach has agreed to have this property available to us for a period of 90 days (the "Honeymoon period" described by the engineer).

Furthermore, we have signed an Earnest Money agreement with the owner of the adjacent one acre property. We expect this purchase to close by the end of March, 1993. If need be, we could use this property as over flow parking.

Please review this letter and let me know if there is any other information or material that we can provide to you or the council to assist them in concluding this matter. Call me immediately if you need something further today.

Thanks again, Wayne. I hope to hear from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dick Hall', is written over the typed name.

Dick Hall
Vice President

City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Wilsonville City Council will hold a public hearing on Monday, March 15, 1993, at 7:00 p.m. at 8445 S. W. Elligsen Road, Community Development Hearings Room, Washington County, Oregon or to such other place or time to which the City Council may adjourn.

The hearing is a call-up for the applicant to address the limited issue of whether or not the drives, parking and circulation for the Wilsonville Fun Center, as a regional use facility, are designed safely and, insofar as practicable, so they do not detract from the design of the parking, drives and circulation of neighboring properties under design criteria 4.421(1)(c). The public hearing will be heard on the record.

The hearing is in accordance with Wilsonville Code 4.018 which allows the City Council to call any final action taken by the Planning Commission or Design Review Board for review by the Council. Any approval granted by the Planning Commission or Design Review shall be suspended until the Council has acted on the call-up.

All testimony and evidence shall be directed to the applicable criteria or the person providing testimony shall state which other criteria they believe applies to this application.

A complete copy of the call-up, including the staff report, is available for inspection seven days prior to the hearing. Copies may be provided at the cost of ten cents per page.

Inquiries pertaining to this hearing may be made by contacting Wayne Sorensen, Planning Director at 682-4960 or Vera Rojas, CMC/AAE, City Recorder at 682-1011. Public testimony, oral and written, regarding this application will be accepted at the hearing. Written statements are encouraged and may be submitted prior to the hearing date.