

RESOLUTION NO. 1911

A RESOLUTION INTERPRETING THE ALLOCATION AND TRANSFER OF PM PEAK HOUR TRIPS WITHIN THE WILSONVILLE TOWN CENTER STAGE I MASTER PLAN

WHEREAS, Capital Realty Corp. owns property within the city of Wilsonville known as the Wilsonville Town Center, which is composed of Phase I, Phase II and Phase III; and

WHEREAS, Capital Realty has secured Stage I approval for the entire Wilsonville Town Center and various portions of the Wilsonville Town Center, including all of Phase III, all of Phase II and portions of Phase I have received Stage II approvals; and

WHEREAS, only Pad 6 in Phase I of the Wilsonville Town Center is without Stage II approval, but has Stage I approval for a 2,000 square foot fast food restaurant; and

WHEREAS, Phase III of the Wilsonville Town Center has secured Stage II approval and, pursuant to that approval has been allocated a total of 326 Weekday PM Peak Hour Project Trips, and 245 Weekday PM Peak Hour Project Trips through the Wilsonville Road Interchange Area; and

WHEREAS, Capital Realty proposes to sell Phase I of the Wilsonville Town Center, which includes Pad 6; and

WHEREAS, the Stage I approved 2,000 square foot fast food restaurant with drive-through on Pad 6 will generate 21 PM peak hour trips through the Wilsonville Road Interchange Area; and


WHEREAS, Capital Realty has requested an interpretation of the Wilsonville Code to provide that 21 of the Weekday PM Peak Hour Project Trips through the Wilsonville Road Interchange Area allocated to Phase III of the Wilsonville Town Center may be utilized by Pad 6 in Phase I, provided that the Stage II approval for Phase III of the Wilsonville Town Center is modified to reflect a proportionate reduction in PM Peak Hour Project Trips through the Wilsonville Road Interchange Area to be utilized by Pad 6; and

WHEREAS, Capital Realty acknowledges that any transfer of the approved PM Peak Hour Project Trips through the Wilsonville Road Interchange Area to be utilized by Pad 6 in Phase I will require a proportional reduction in the PM Peak Hour Project Trips through the Wilsonville Road Interchange Area for the existing Stage II approval for Phase III.

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

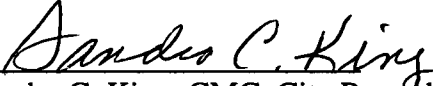
1. That Pad 6 may utilize 21 PM Peak Hour Trips through the Wilsonville Road Interchange Area currently allocated to Phase III of the Wilsonville Town Center Master Plan, provided that concurrently with the Stage II application for Pad 6, the Phase III, Stage II approval is modified to reflect the proportionate transfer of PM Peak Hour Trips through the Wilsonville Road Interchange Area from Phase III to Pad 6.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this __ day of December, 2004, and filed with the City Recorder this date.



CHARLOTTE LEHAN, MAYOR

ATTEST:



Sandra C. King, CMC, City Recorder

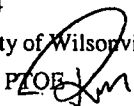
SUMMARY of votes:

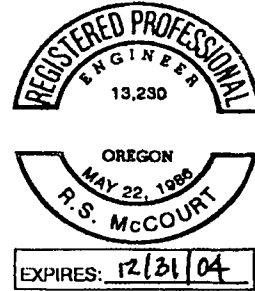
Mayor Lehan	Yes
Councilor Kirk	Yes
Councilor Scott-Tab	Yes
Councilor Holt	Yes
Councilor Knapp	Yes

Attachments:

(1) DKS Letter, Subject: Capital Realty Pad 6 – November 11, 2004

MEMORANDUM

DATE: November 11, 2004
TO: Eldon Johansen, City of Wilsonville
FROM: R. S. McCourt, PE, PTOE 
SUBJECT: Capital Realty Pad 6



P04045-013

Based upon the request of Capital Realty, we have reviewed the history of trip allocations to Town Center. Pad 6 in Town Center (see attached map) is proposed to be a fast food site with 2,000 square feet (sf). This pad does not have Stage II approval. Within Town Center, the third anchor does have Stage II approval and we are currently accounting for 31,000 sf and 136 trips (prior to passby and diverted trip adjustments).

Phase III of Town Center has a Stage II approval for 18,800 SF of commercial and 44,000 GSF of office space (including 222 + 104 = 326 trips). Of the 18,800 SF in the Phase III analysis, 5,000 SF fast food pads (two each at 2,500 sf). The site plan attached was from the transportation impact study approved with Phase III.

Should the Stage II approved Town Center Phase III fast food square footage be reduced by 2,000 SF to account for allocation to Pad 6, the number of trips to the Wilsonville interchange area would be the same. This would require the City to take appropriate action to reduce the approval of Town Center Phase III from 18,800 sf to 16,800 sf (of which the fast food component would be reduced from 5,000 sf to 3,000 sf). The 2,000 sf fast food pad 6 would add 21 net trips to the Wilsonville Road interchange area through the intersection of Wilsonville Road & Town Center Loop West and these trips should be reduced from the allocation for Town Center Phase III.

If this is the approved course of action, please notify us so we can update our stage II tables accordingly.



1400 S.W. 5th Avenue
Suite 500
Portland, OR 97201-6502

(503) 243-3500
(503) 243-1934 fax
www.dksassociates.com

