

Primary School in Frog Pond

DRB Panel A Public Hearing

April 10, 2023

Presented by: Cindy Luxhoj AICP, Associate Planner

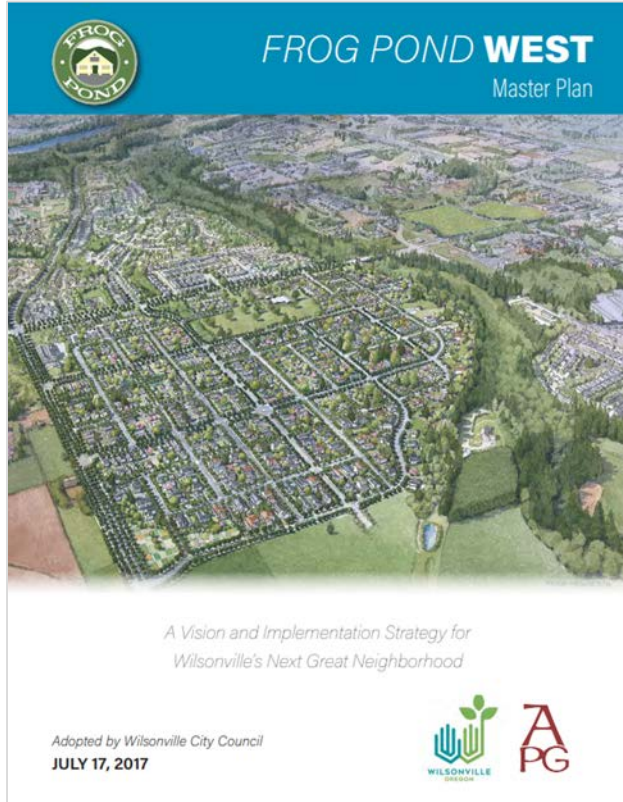


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Location

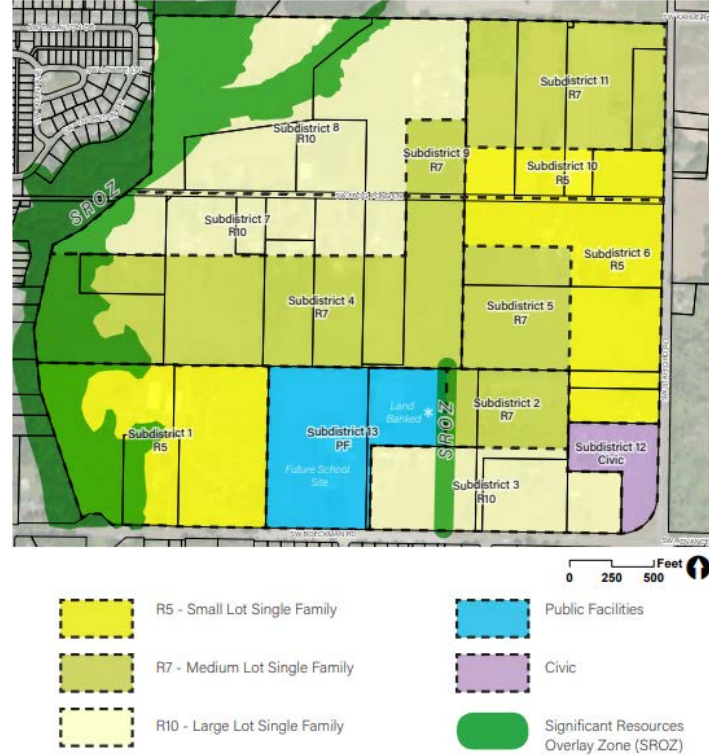


Background



Frog Pond WEST Master Plan

Figure 6. Frog Pond West Land Use and Subdistricts



Noticing

- Public concerns:
 - Building orientation
 - Site access
 - Vehicular and bus traffic
 - Pedestrian and bike safety
 - Noise and light pollution
 - Disruption during construction and operation
 - Landscaping



Explanation of Public Hearing Notice & Opportunity to Comment on Proposed Development

Frog Pond Primary School Project
7151 SW Boeckman Road

This notice informs you of your opportunity to comment on proposed construction of a new primary school by West Linn-Wilsonville School District on property located at 7151 SW Boeckman Road in the Frog Pond West neighborhood. The eastern part of the property will be purchased by the City of Wilsonville for future park development.

Comments are encouraged to address how specific components of the development such as layout, parking, traffic, landscaping, etc. comply with applicable City standards. All City decisions must be based on the applicable existing standards. A list of standards in the City code applicable to review of the development can be found in the attached Notice of Public Hearing.



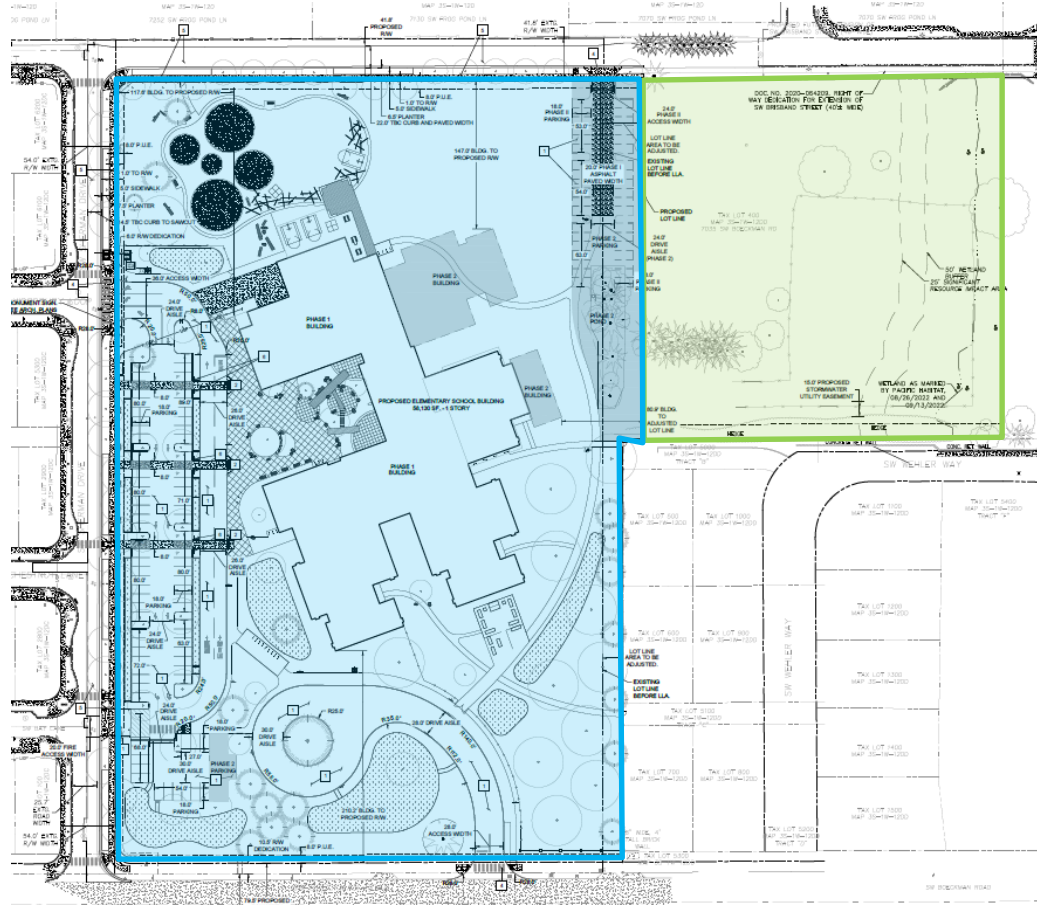
DRB Role and Hearing Process

- Development Review Board:
 - Cannot deviate from or modify adopted standards
 - Confirms professional review
 - Is a neutral judge and renders fair and impartial decisions
 - Has more discretion, to approve, condition, or deny, waiver requests
- Public testimony should be concise and not repetitive

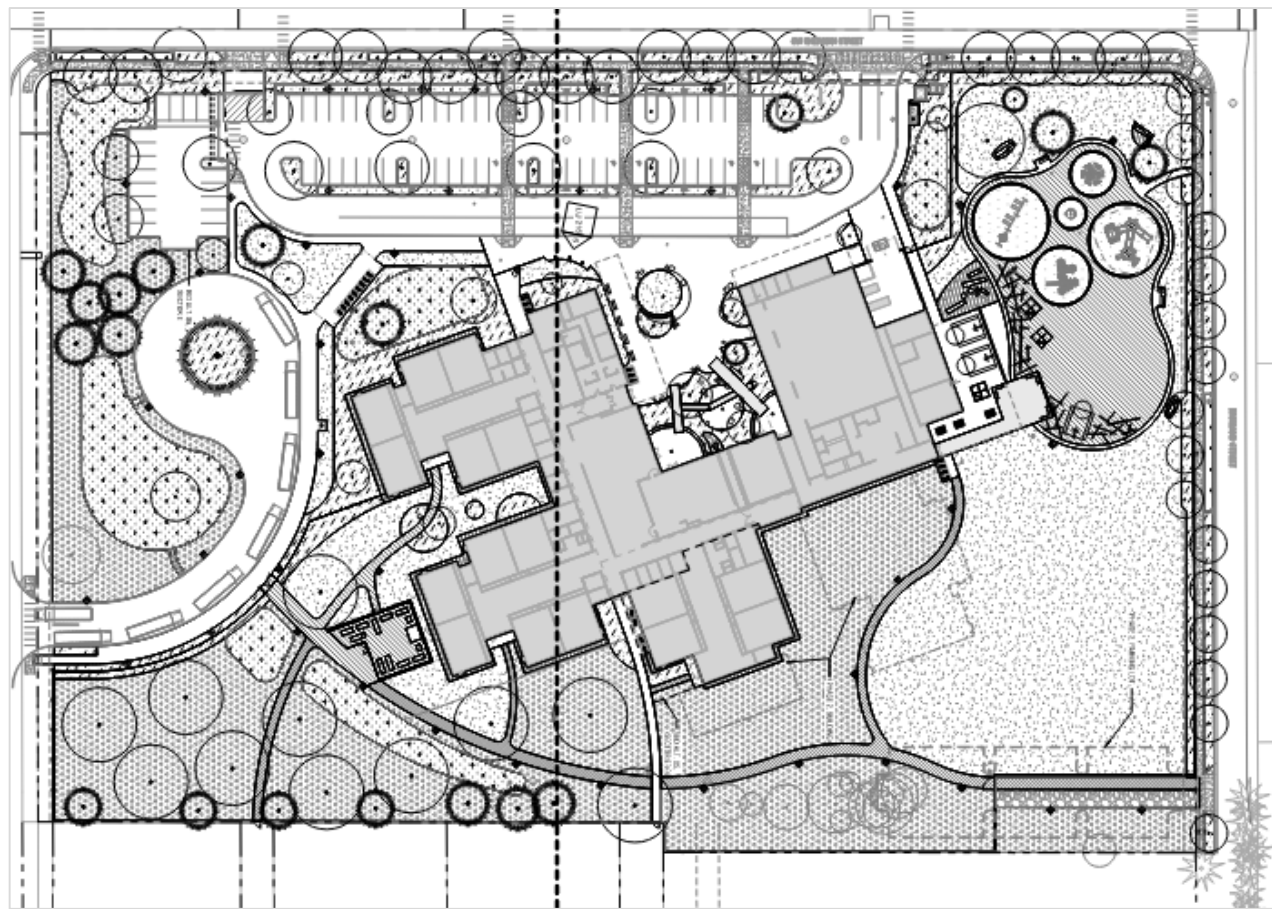
List of Applications for DB22-0012

- Verifying Compliance with Clear & Objective Standards:
 - Stage 1 Preliminary Plan (STG122-0008)
 - Stage 2 Final Plan (STG222-0010)
 - Site Design Review (SDR22-0011)
 - Class 3 Sign Permit (SIGN22-0012)
 - Type C Tree Removal Plan (TPLN22-0009)
- Discretionary Review
 - Sign Waivers (SIGN22-0012)

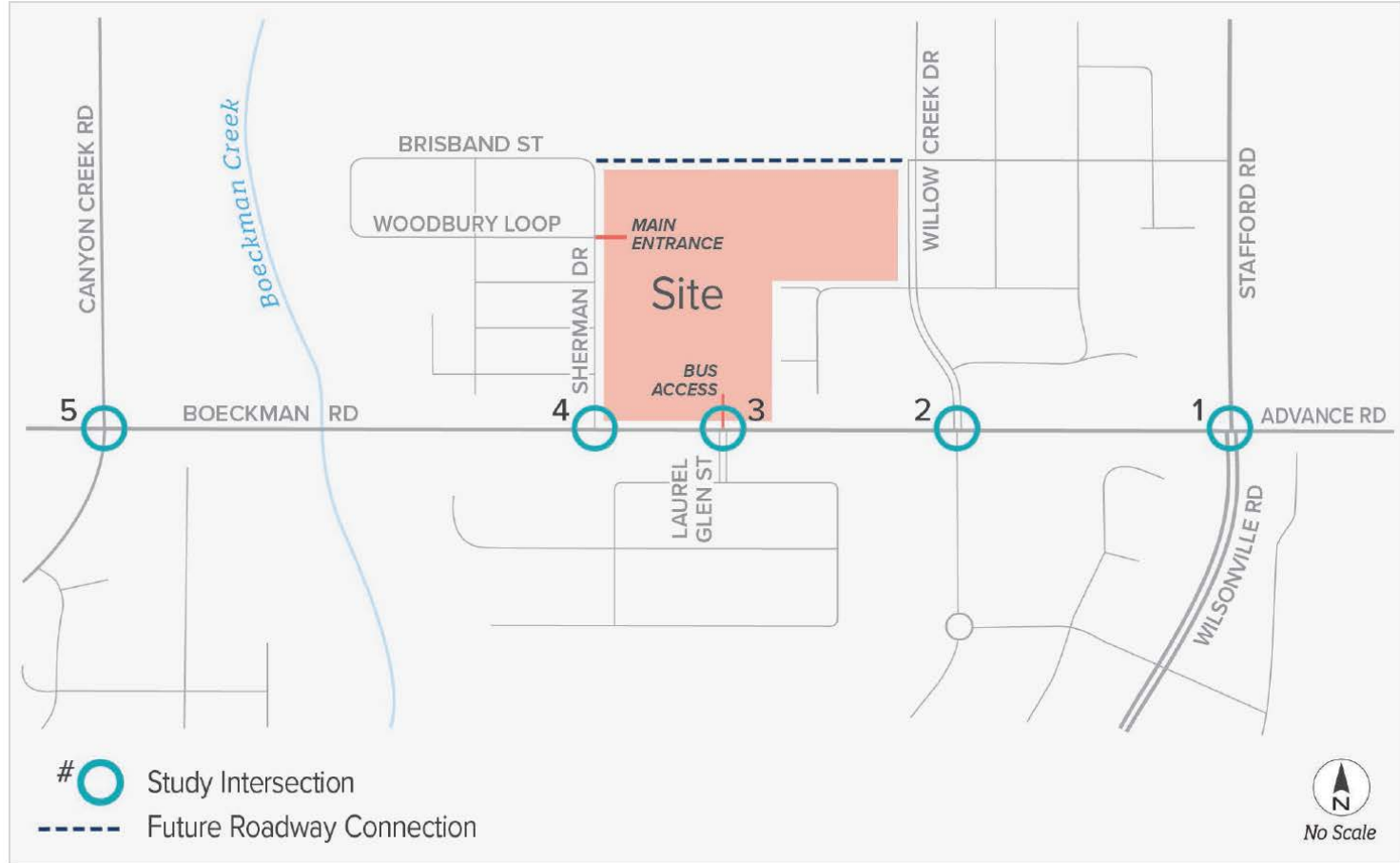
Stage 1 Preliminary Plan



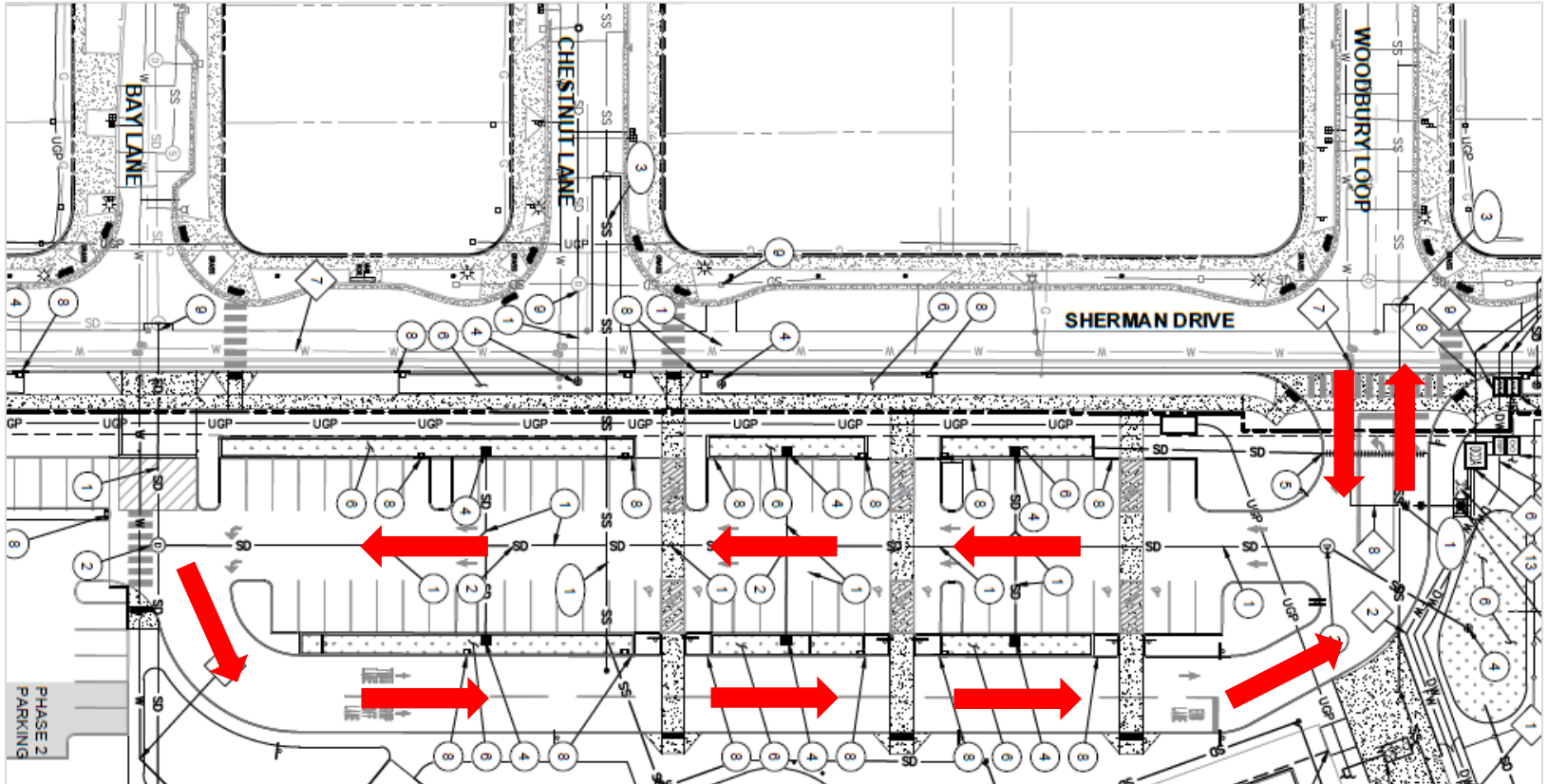
Stage 2 Final Plan



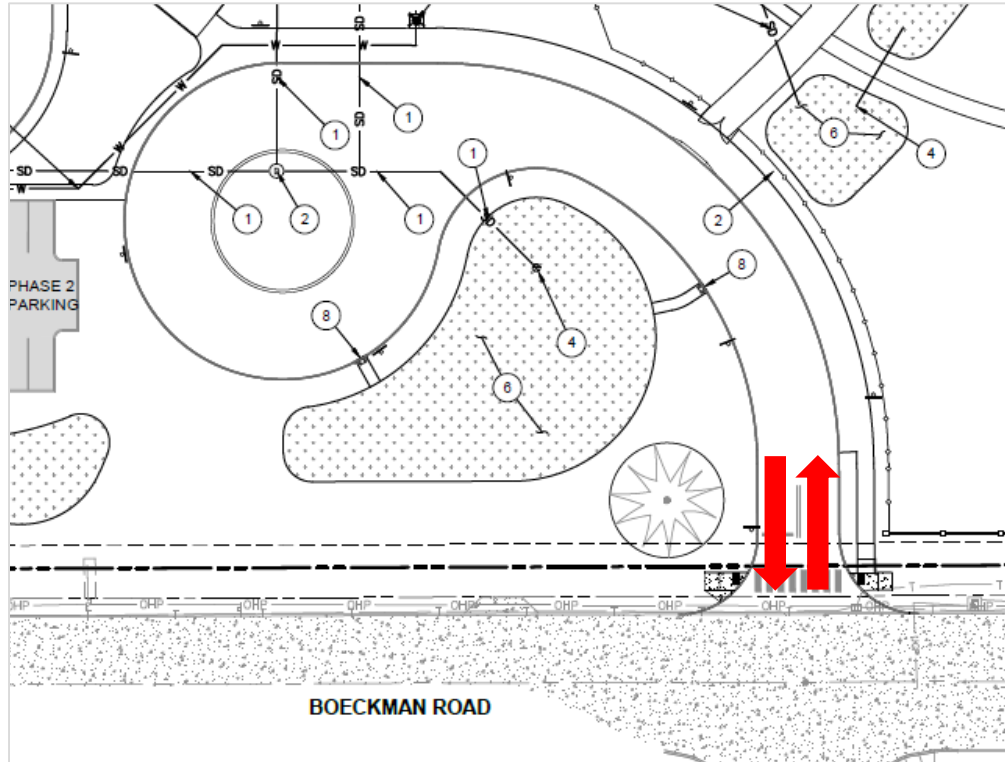
Stage 2 Final Plan – Traffic and Queuing



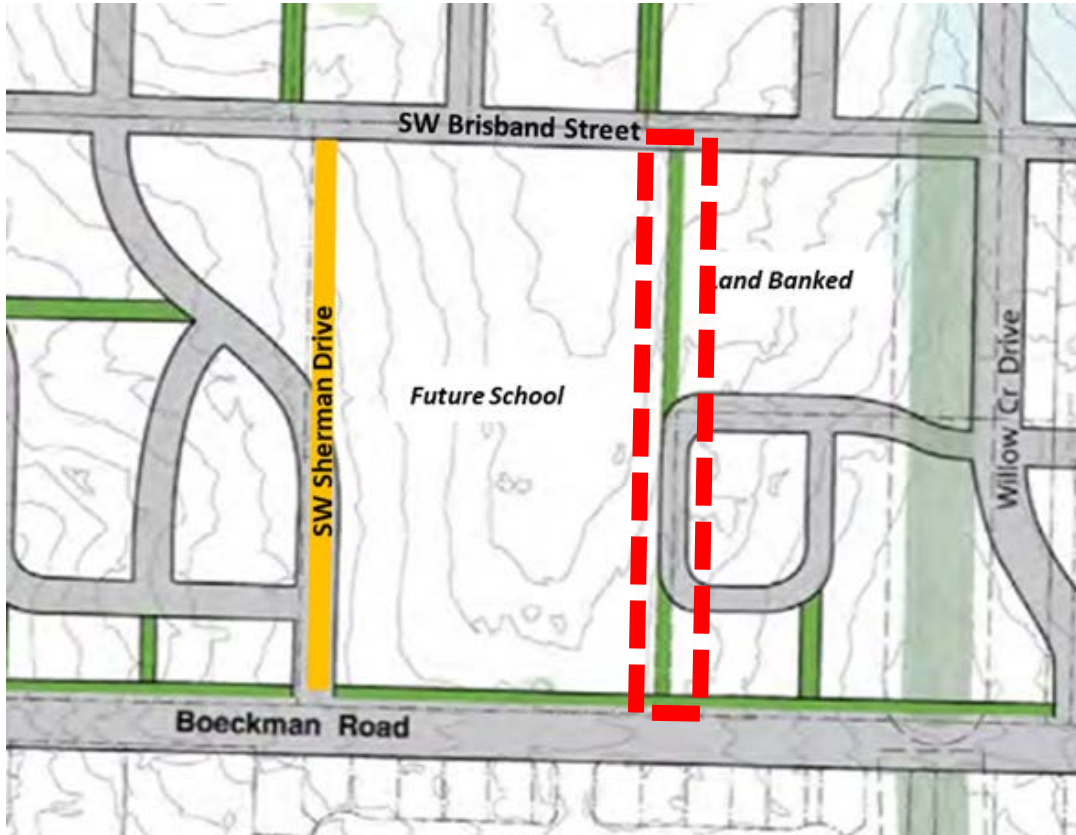
Stage 2 Final Plan – Traffic and Queuing



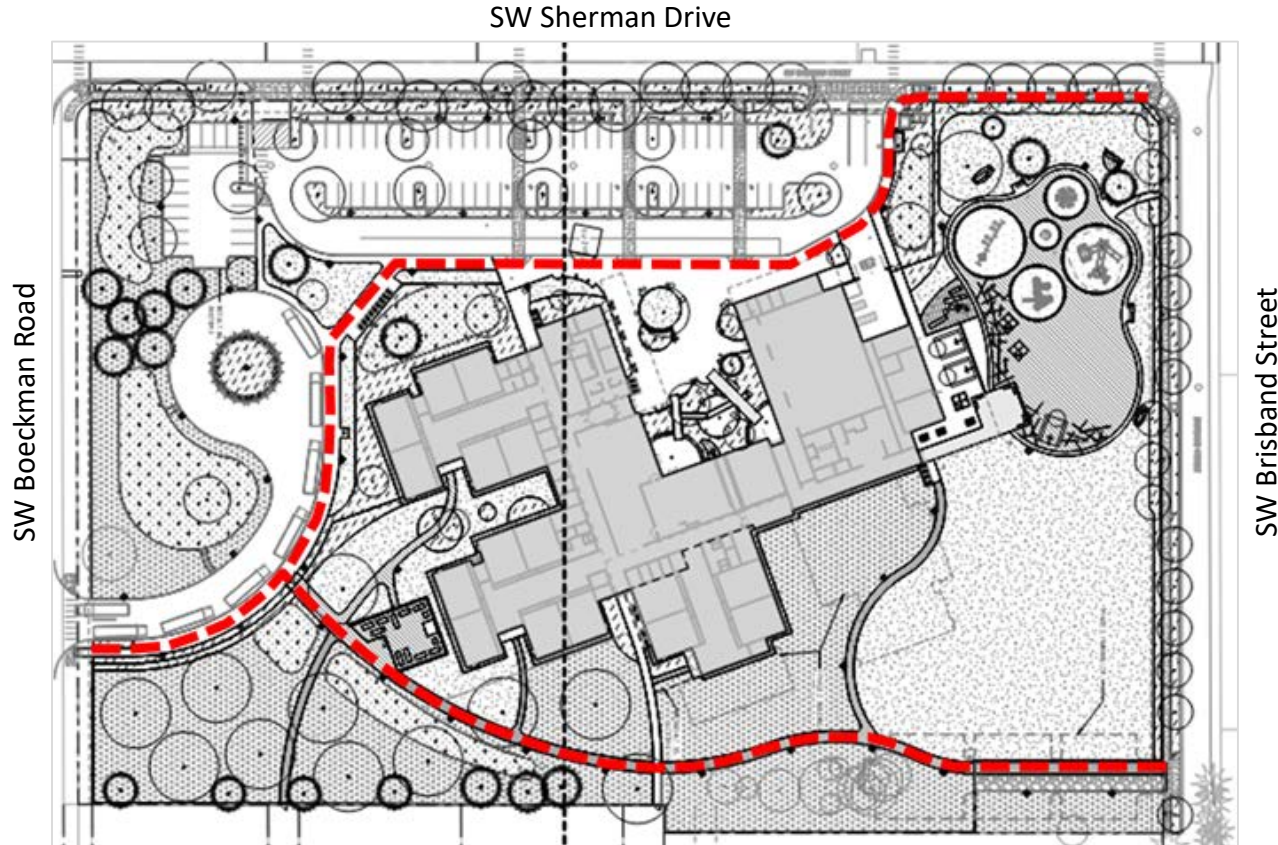
Stage 2 Final Plan – Traffic and Queuing



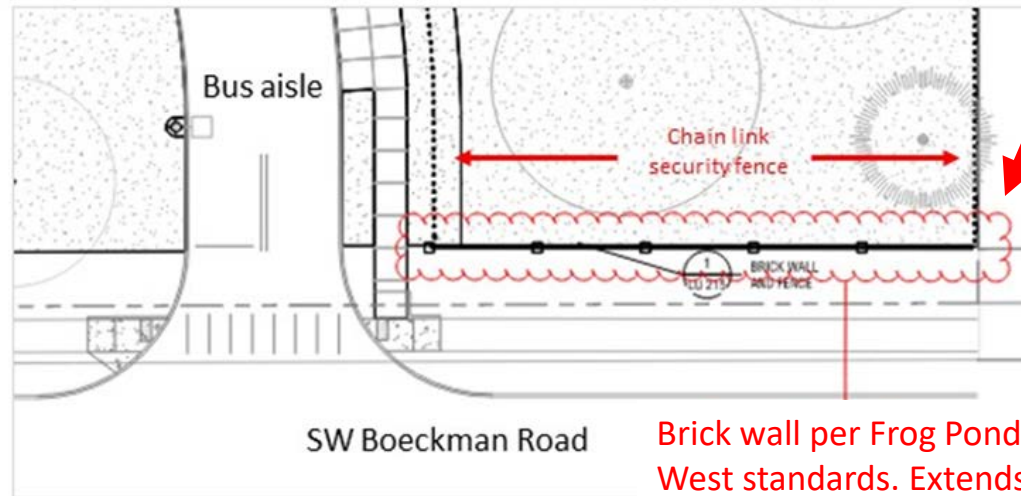
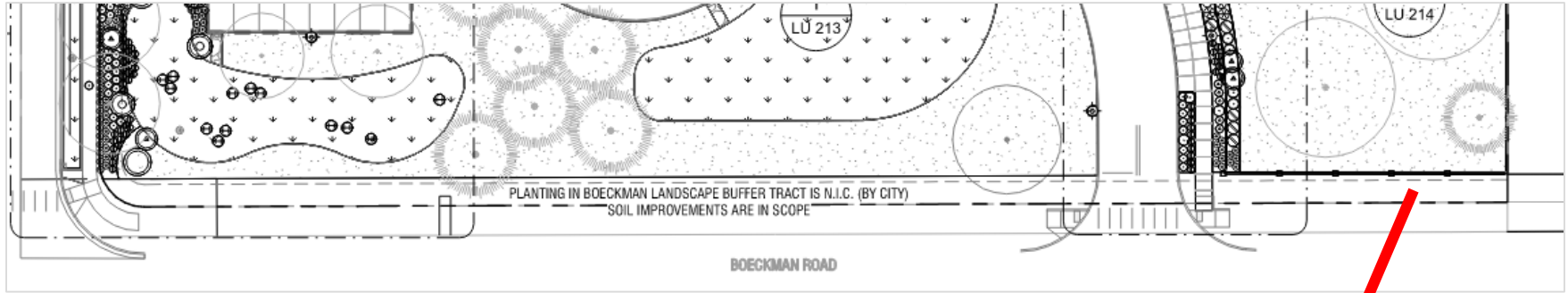
Stage 2 Final Plan – Street Demonstration Plan



Stage 2 Final Plan – Street Demonstration Plan

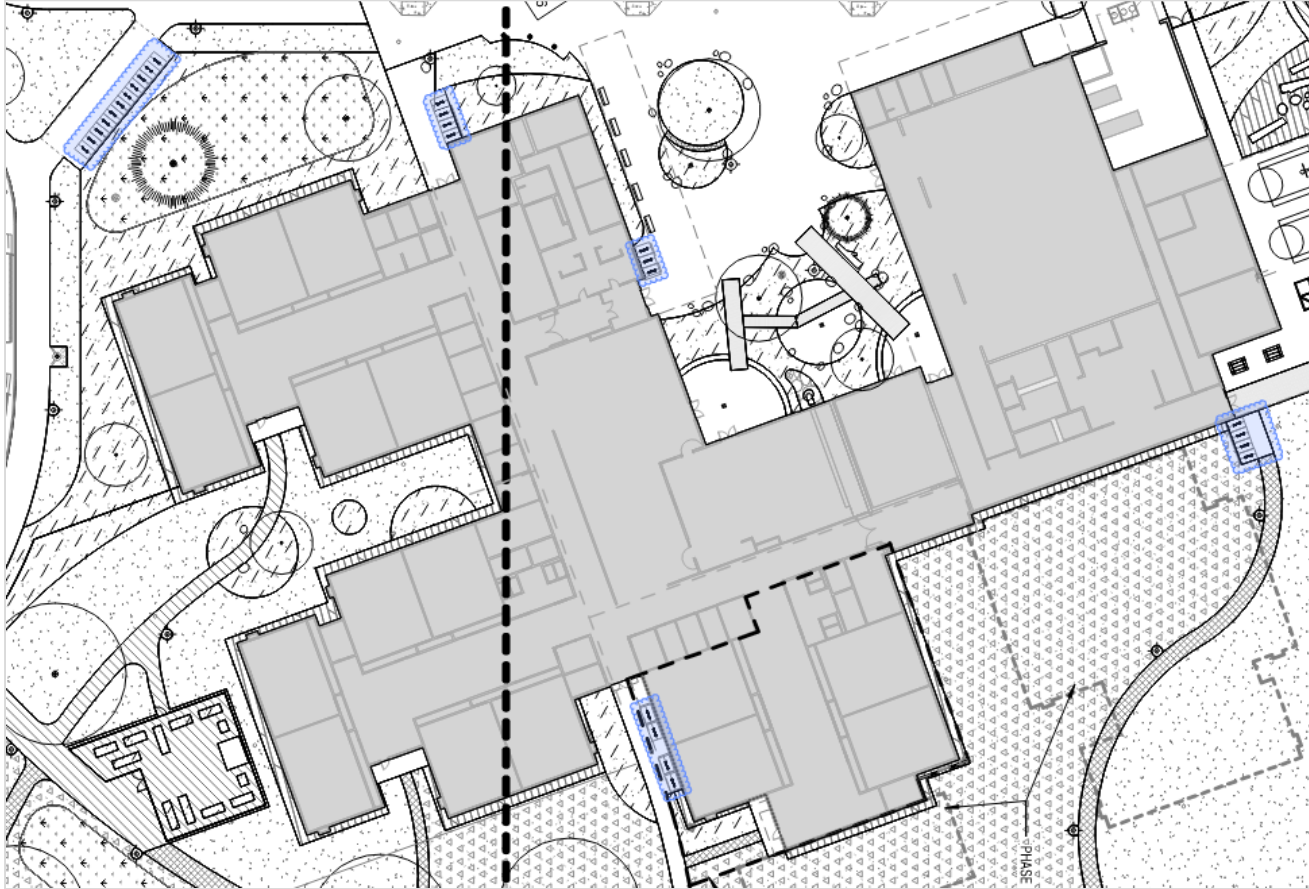


Stage 2 Final Plan - Fence

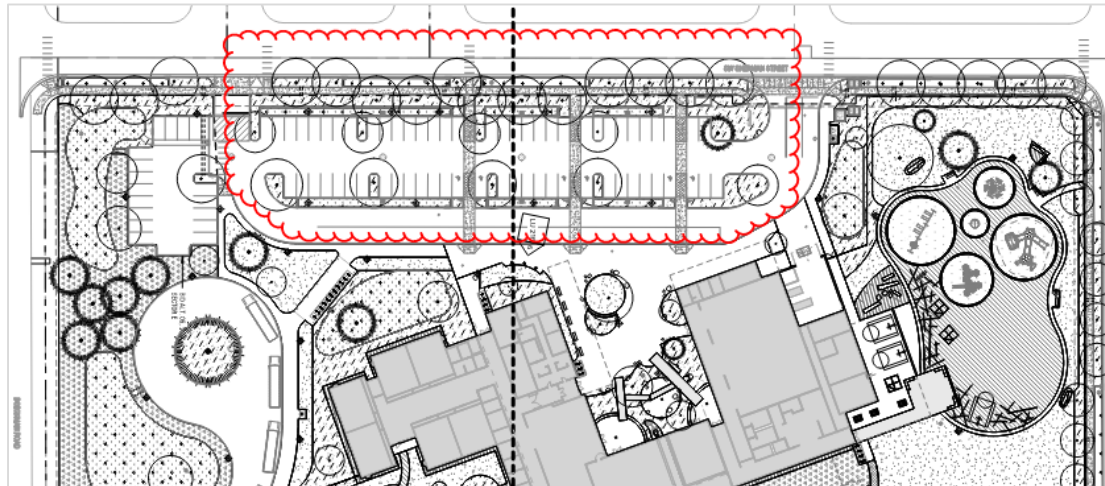
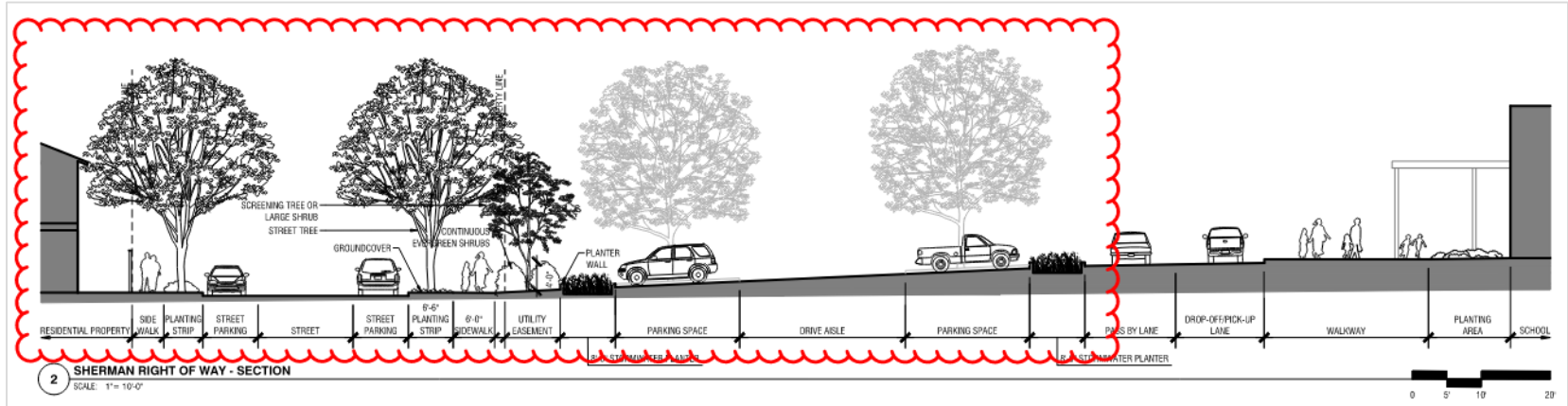


Brick wall per Frog Pond West standards. Extends wall from east.

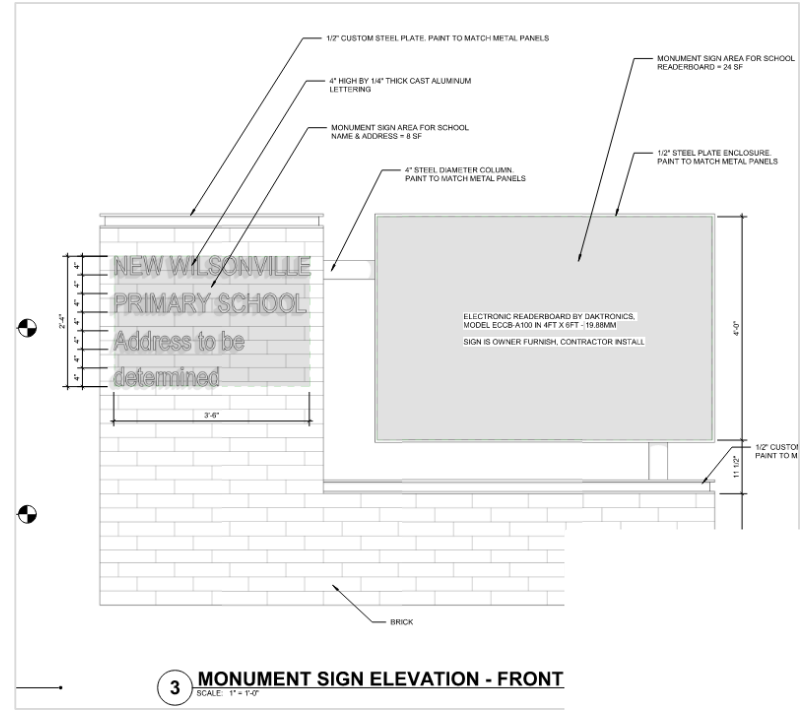
Stage 2 Final Plan – Bicycle Parking



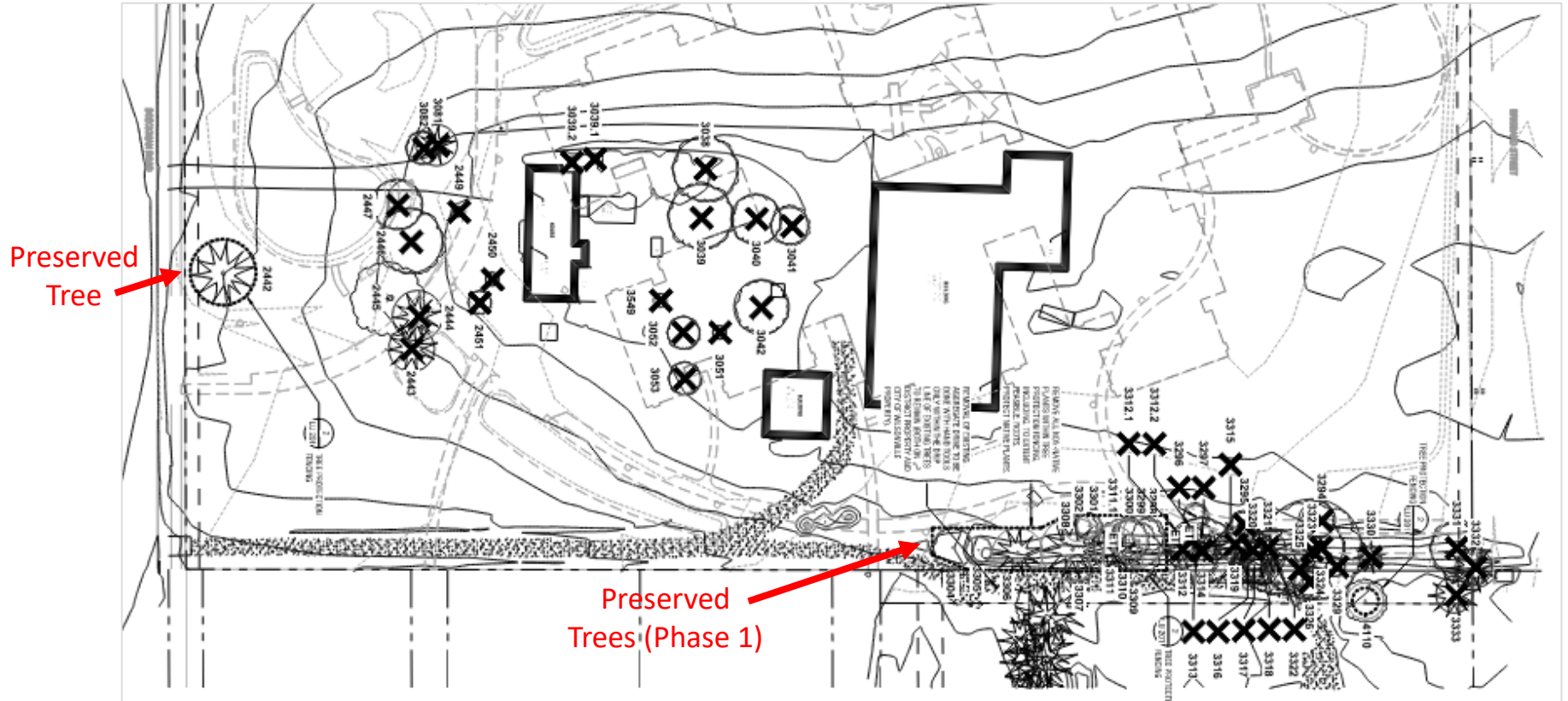
Site Design Review - Landscaping



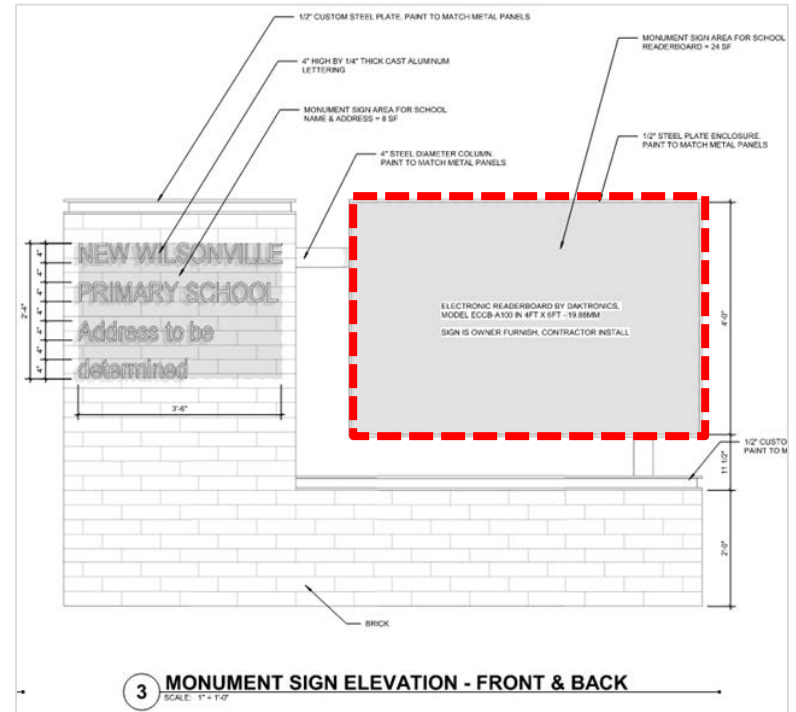
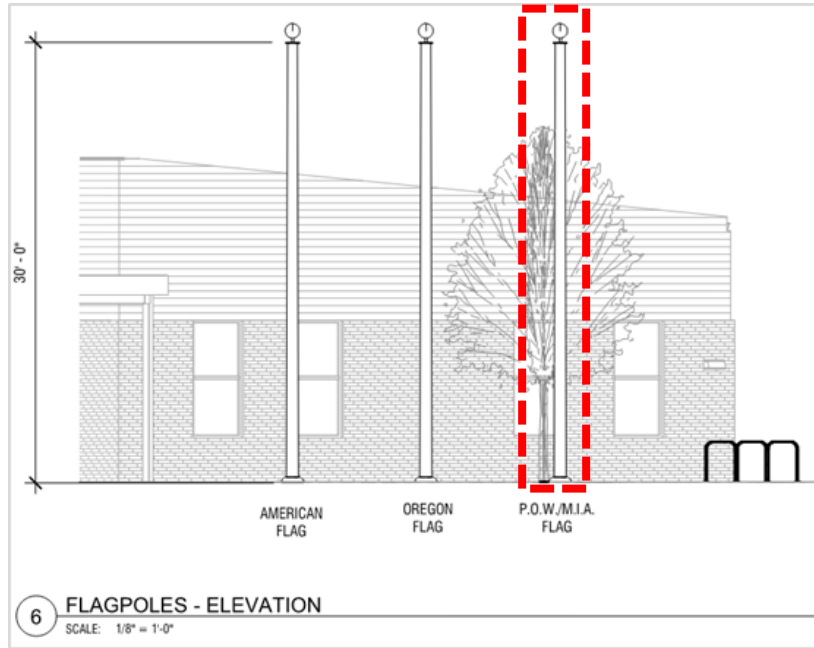
Class 3 Sign Permit



Type C Tree Removal Plan



Discretionary Review - Sign Waivers



Modified Condition of Approval PFB 10

- **PFB 2. ~~Prior to~~ At the Issuance of Any Building Permits:** The applicant shall enter into a ~~Development Agreement or Intergovernmental Cooperative Agreement with the City~~ pay an Infrastructure Supplemental Fee of \$24,465.00 per equivalent dwelling unit, as adjusted pursuant to City Resolution No. 2649. The applicant shall also pay the Boeckman Bridge fee of \$1,393.00 per equivalent dwelling unit as adjusted pursuant to City Resolution No. 2649, for the construction of Boeckman Bridge. Per the Frog Pond West Infrastructure Funding Plan, the project site equates to 43 equivalent dwelling units.

Modified Condition of Approval PFB 10

- **PFB 10.** Access to SW Boeckman Road, classified as a minor arterial, shall be limited to school buses *and service vehicles* only. **With the Public Works Permit:** The construction drawings shall show the location of signage to prohibit all non-bus/*service vehicle* traffic from using this access. **Prior to Final Building Certificate of Occupancy:** All necessary signage shall be installed, inspected and approved by the City.

Discussion



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