



DEVELOPMENT REVIEW BOARD PANEL A AGENDA

August 10, 2026 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

Zoom: <https://us02web.zoom.us/j/85843043229>

TO PROVIDE PUBLIC TESTIMONY:

Individuals must submit a testimony card online:

<https://www.wilsonvilleoregon.gov/DRB-SpeakerCard>

and email testimony regarding Resolution No. 449

to Sarah Pearlman, Associate Planner at

spearlman@wilsonvilleoregon.gov

by 2:00 PM on August 10, 2026

CALL TO ORDER

CHAIR'S REMARKS

ROLL CALL

Mitch Cooper

Jordan Herron

Alice Galloway

Janis Sanford

CITIZEN INPUT

This is an opportunity for visitors to address the Development Review Board on items not on the agenda. Staff and the Board will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter.

CONSENT AGENDA

1. [Approval of minutes of the July 13, 2026 DRB Panel A meeting](#)

PUBLIC HEARINGS

2. [Resolution No. 449. Twist Bioscience Storage Buildings. The applicant is requesting approval of a Stage 2 Final Plan Modification, Site Design Review, and a Type C Tree Removal Plan for two storage buildings, a new CO2 Tank, and other associated improvements for Twist Bioscience.](#)

[Case Files:](#)

[DB25-0008 Twist Bioscience Storage Buildings](#)

- [Stage 2 Final Plan Modification \(STG225-0006\)](#)
- [Site Design Review \(SDR25-0008\)](#)
- [Type C Tree Removal Plan \(TPLN25-0005\)](#)

BOARD MEMBER COMMUNICATIONS

3. [Results of the July 27, 2026 DRB Panel B meeting](#)
4. [Recent City Council Action Minutes](#)

STAFF COMMUNICATIONS

ADJOURN

The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting the Shelley White, Planning Administrative Assistant at drba@wilsonvilleoregon.gov or 503-682-4960: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-682-4960.

DEVELOPMENT REVIEW BOARD MEETING
MONDAY, AUGUST 10, 2026
6:30 PM

Item 1.

Consent Agenda:

1. Approval of minutes from the July 13, 2026 DRB Panel A meeting



**Development Review Board Panel A
Regular Meeting Minutes
July 13, 2026**

Wilsonville City Hall & Remote Video Conferencing
<https://www.ci.wilsonville.or.us/meetings/DRB-A>

CALL TO ORDER

Chair Galloway called the meeting to order at 6:31 pm.

CHAIR'S REMARKS

The Conduct of Hearing and Statement of Public Notice were read into the record.

ROLL CALL

Present: Alice Galloway, Jordan Herron, Mitch Cooper, and Janis Sanford

Excused: None.

Staff Present: Kimberly Rybold, Alie Cloo, Amy Maag, Chris Myers, Hannah Tuia, Miranda Bateschell, and Shelley White

CITIZEN INPUT

There was none.

CONSENT AGENDA

1. Approval of minutes of the June 8, 2026 DRB Panel A meeting

Jordan Herron moved to approve the June 8, 2026 DRB Panel A meeting minutes as presented. Mitch Cooper seconded the motion, which passed 4 to 0. (Ayes: Herron, Sanford, Cooper, Galloway. Nays: None.)

PUBLIC HEARING

2. **Resolution No. 447. Spring Terrace Tract A Open Space.** The applicant is requesting approval of a site design review for site improvements in the Tract A Open Space in the Spring Terrace Subdivision

Case Files:

DB26-0002 Spring Terrace Tract A Open Space
-Site Design Review (SDR26-0001)

Chair Galloway called the public hearing to order at 6:37 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Associate Planner Tuia announced that the criteria applicable to the application were stated starting on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room and on the City's website.

Associate Planner Tuia presented the Staff report via PowerPoint, briefly noting the site's location and reviewing its background and the requested applications as follows:

- During the subdivision's DB20-0039 approval process in 2020, in response to public comment, the open space was relocated from its initial location in the northern portion of the site to its current location along the southern border of the site. The approval required the Applicant to return to the DRB with a Site Design Review application at a later point, which they did in 2023 and received approval. (Slide 3)
 - Since the 2023 DRB approval, the Applicant entered into a compliance agreement, and platted the property as required by that approval, but ran into constructability issues that required a redesign of the open space. The compliance agreement required taking that redesign before the DRB again, which was the proposal before the Board tonight.
- Proper noticing was followed for the application with the public hearing notice mailed to property owners within 250 ft of the subject property, as well as onsite posting and publication in The Review. Three public comments were received and entered into the record as Exhibits D1-D3. (Slide 4)
- A Site Design Review was the only request before the DRB tonight. A discussion of key, clear and objective development standards that applied to the proposed application was included in the findings contained in the Staff report. The role of the DRB was to verify compliance of the proposed application with previous development approvals and the clear and objective standards of the current Code. No requests in the current application required discretionary review. (Slides 6-7)
 - The originally approved design included a ramped pathway from the public right-of-way that provided access to the Tract A Open Space, but that design conflicted with a stormwater easement, which prompted the redesign of the open space.
 - The new design proposed an ADA compliant walkway that extended to a small, raised deck with benches. The walkway was in lieu of the ramped pathway that extended over the stormwater easement.
 - A soft surface path in the new design extended in a looped configuration farther into the open space area with additional benches. No changes to pedestrian circulation and access outside of the open space were proposed with the current application.
 - The open space had been professionally designed by a credentialed professional, met all applicable landscape and Site Design Standards, and conformed with the Site Design Review Criteria for open space in residential subdivisions.
 - Design submissions from the Applicant showing the proposed benches, as well as a rendering of the deck, were displayed. Pedestrian access would come from the right of the pedestrian bridge elevation shown, and access would be mostly level for ADA accessibility.

Mitch Cooper thanked Staff for the outstanding detail in the Staff report. He noted that the neighboring property owner on the southern border of Tract A, Tax Lot 1100, was concerned about people being able to see into their yard and understood some original large trees would remain and a 6-ft-tall fence and plantings would be put in place. He asked what the height of the deck was compared to the ground before it sloped down toward the creek.

Associate Planner Tuia deferred to the Applicant, who could better address questions about the grading and deck configuration.

Chair Galloway called for the Applicant's presentation.

Jennifer Arnold, Project Manager, Emerio Design, LLC, stated she had nothing prepared that was not discussed in the Staff report but was available for questions, noting that the deck was approximately 8 feet from finished grade to the top of the platform and in line with the driveway of Lot 1. The path went down, around, and underneath the platform at approximately the existing grade.

Janis Sanford stated it was difficult to discern from the rendering any screening trees or plantings that would be grown between the platform and the neighboring property owners' row of homes and asked why a viewing bridge was placed at that location versus farther down the hill overlooking Boeckman Creek.

Ms. Arnold responded that the design team had wanted to create a gathering space but like the first design, it had to be ADA compliant, so the raised deck spanning the easement was the solution they arrived at; the proposed bench on the deck would face the open space to the east and not the neighbors to the south to provide as much privacy as possible. The homes in that area would be much more intrusive than the platform, which was farther up, much farther back, and would have new plantings in front of it along with existing trees that would be preserved.

Chair Galloway asked what the platform was overlooking.

Ms. Arnold responded that the platform overlooked the landscaped area, which included a play area and picnic area. Parents could stay up on the platform and still have a close eye on young children playing and running around the path below.

Chair Galloway asked if the proposed site was the original site for the gathering space.

Ms. Arnold responded that the initial design placed the gathering space slightly over from the current location, but farther down on the ground and closer to grade. Grading and placing structures, while also trying to achieve ADA-compliant access down to the area created a conflict, and the current raised deck design was the compromise.

Chair Galloway noted the gathering space itself was ADA-compliant but accessing the platform area from the street was not.

Ms. Arnold confirmed that regrading the site to achieve ADA access to the platform as well as all the way down into the Tract A area was incredibly costly and challenging.

Chair Galloway responded that as a result, she did not expect a lot of ADA traffic in that area.

Ms. Arnold replied that the open space was intended for the whole community, but given how tucked away it was, the residents in the immediate area would likely use it the most, and while she did not know what their accessibility needs would be, the design team had wanted to provide some sort of recreational activity or opportunity. She confirmed ongoing maintenance of the open space would be the HOA's responsibility and that a composite decking material was being considered to keep maintenance costs and needs low.

Ms. Sanford stated that she did not have a specific question, but was hoping for more information, as she wanted neighbors to retain as much privacy as possible while still providing the recreational opportunity. She had visited the location, which was quite hilly and she recognized the challenge that presented but Tract A would also be backed up against the homes' 20-ft setbacks. She asked if any other versions of the design had been considered.

Ms. Arnold explained that the design team went through several rounds with the landscape architect to ensure adequate screening was provided as much as possible with trees, knowing that an 8-foot vertical distance had to be covered with widespread canopy in order to block the view, which was the goal, so they kept moving tree planting locations around while not planting new trees in the existing canopy that would also interfere with existing tree roots.

Ms. Sanford asked Ms. Arnold to identify which plantings on the Site Design Review were the larger trees that might provide screening.

Ms. Arnold replied that the two bigger trees south of the viewing platform were the largest canopy trees for that particular spot. Additionally, there were smaller trees and shrubs and another large, existing tree they did not want to get too close to.

Chair Galloway asked how many steps it would take to complete the walking trail.

Ms. Arnold replied she had not personally walked it to know the step count. She confirmed it was a meandering trail primarily meant to enjoy nature, but people could also use it as part of their running route, for example.

Chair Galloway called for public testimony regarding the application.

Brenda Troupe stated she had lived in the same house for 32 years and the proposed development ran the entire length of her backyard. After the developer cut down the trees and shrubbery along the property line, her entire backyard was exposed to the vacant property.

- Over the years, there had been numerous changes to the original plan, including building five, high-end houses. The current plan to build four duplexes and a 4-plex required an ADA compliant pathway to the open space. The first pathway design did not pass Code, and the proposed redesign included a pedestrian bridge and viewing deck that ran from the top of the street, straight down the hill, and ending with a view of her backyard.
- The proposed height of the viewing deck was 8 feet over the steepest part of the slope, approximately 10 feet in elevation from the ground. She questioned how high the structure would actually be, noting the proposed pedestrian bridge and viewing deck sounded like something that would be found in a wildlife viewing area, not something found in a new development. She questioned what people would be able to view besides her backyard, patio, and bedroom windows.
 - She believed the developer already knew how ludicrous the platform would look because she understood he had proposed screening plantings between her property and the platform; however, a small grove of mature trees over 10-feet tall would be necessary just to reach the platform height and screen her property from view.
- At past City Council meetings, the City maintained that it wanted to see a development that fit into the existing neighborhood. Four duplexes and a 4-plex with a footbridge and towering 10-foot platform did not meet that criteria.
- Because this was a public green space accessible by anyone, including children from other neighborhoods, she was concerned whether a platform 10 ft off the ground with only a 3-ft railing was safe for children who could climb. While the design was ADA compliant, it appeared unsafe for children.
- Repositioning the platform at a 45-degree diagonal towards Boeckman Creek made more sense, as it would centrally-locate the platform within Tract A and provide a better viewing experience of the natural environment instead of viewing her backyard.

Joan Carlson stated her neighborhood on Vlahos Drive had been dealing with this development for over five and a half years, and none of the neighbors were new to the goings-on, which included numerous changes and frustrations over the years.

- In the past, her backyard had been dug up right next to her chicken coop to facilitate a storm drain easement, resulting in huge piles of dirt on her property. Now, neighbors were being asked to accept a viewing platform that seemed unnecessary, noting there should be a different option for ADA compliance that did not result in the platform looking into their backyards.
- Her backyard was finally fenced off two summers ago, but in the original plan, the fence was supposed to extend all the way up behind the other neighbors' homes, which did not happen.
 - Additionally, Page 16 of the Staff report stated that the last 25 feet of the proposed fence was to be located within the SROZ buffer area, which also did not happen, so

people in the open space could come right around the corner and be in her backyard. She would like the fencing continued.

- She also noted that the existing fencing had required multiple repairs, by her, because boards had fallen off or gone sideways, creating an ongoing issue.
- She expressed appreciation for Hanna Tuia, Amy Maag, and all the people the neighbors had been working with over the years, adding she hoped the City would continue to stay on top of the developer because she and her neighbors have been through a lot and were tired of the mess and the promises made that were not kept.

Helena Lulay stated as a 30-year resident of Wilsonville, she believed it was important to share some background information with the Development Review Board (DRB). Her home of 30 years backed up to the proposed Spring Terrace development and the neighborhood has been uncomfortably dealing with this property behind their homes for the past six years.

- Historically, the 2.2-acre property consisted of a modest single-family home with a garden and a horse. In 2020, the developer's vision to change the zoning occurred, with the plan spreading across two plots and then changing to one plot.
 - In April of 2021, there was a plan to have eight homes on the lot. Due to incorrect density calculations, that was changed to five lots in May of 2021. The plan then changed again to place four duplexes and one 4-plex on the lot, resulting in basically 12 homes sandwiched between the four homes that backed up to it and a \$2 million home on the other side.
- The neighbors had lived with and watched the infrastructure being built, as well as the property going up for sale for \$2 million in November of 2025 and back up for sale again for \$2.5 million in June of 2026.
 - Only two things had changed during that time. The property owner was now Jamestown Construction, and the DRB was comprised of different people than the Board the neighbors had dealt with in the past.
 - The Applicant and previous owner, Scott Miller, now worked for Jamestown Construction, the current owner. Unfortunately for Mr. Miller, he had been dealing with the property since the beginning, as well as with the concerned residents impacted by the development, including herself.
- The neighbors understood that the development was happening, but wanted the development to mirror the neighborhood, for the trees in the SROZ to be truly protected, for the agreements that were discussed and made in countless meetings with the City and the Applicant to be honored, including placing fencing the length of the total property and not just along Tract A, for the arborvitae to be protected along with the trees, for quality buildings that were within Code, and for a viewing deck eight feet off the ground to not be facing their homes.
- Neighbors' homes, and what they had all worked so hard to protect and preserve in their neighborhood and community, should not lose value because of a developer's desire to profit. The neighbors were asking the Board to make decisions to the benefit of everyone and to consider what would have the least impact on the long-term residents who were vested in the community.

- The developer was already benefiting because the site was labeled an Opportunity Zone, and he reaped many financial benefits from that designation. The residents, however, were there for the long haul. While they understood that change and development happened, that should come with accountability. She thanked the Board members for their time.

Chair Galloway confirmed there was no further public testimony and called for the Applicant's rebuttal.

Ms. Arnold clarified that the fence would be built as conditioned during construction and that the team would ensure the trees were protected and that all planting in the SROZ conformed to the compliance agreement.

Chair Galloway asked why the platform was proposed in the subject location when clearly the neighbors were very unhappy with that. She inquired about other planning options, noting the Applicant was part of a neighborhood.

Ms. Arnold replied that the Applicant understood they were part of a neighborhood. While they could forego the platform, without it, the park would not be ADA compliant. The only way to achieve ADA-compliant access to the area in general was either through the current proposed platform or the previous proposal with the bridge over the stormwater easement.

Chair Galloway asked if a few homes could be removed from the plan to allow the Tract A open space to be moved to a flat area.

Ms. Arnold replied unfortunately, no.

Senior Planner Rybold explained that the lots were already approved and not subject to the application at hand. She confirmed that the scope of what the DRB could approve was limited to the open space Site Design Review.

Ms. Sanford asked if there was a requirement for the amount of ADA compliance that must be provided for the tract.

Senior Planner Rybold understood the ADA requirement was triggered as part of the Public Works standard.

Development Engineering Manager Maag responded that she did not know the specific ADA requirement, but typically, the City did not allow any kind of structure over its easement areas to prevent the City from having to reconstruct anything if City workers need to access City facilities. The condition of approval required the stormwater easement agreement to be modified to make it clear that the facility will need to be constructed so that it was easy to take

apart and be rebuilt by the HOA, and that it would not be the City's responsibility going forward. [Condition PFA2]

Ms. Sanford asked to see where the easement areas were located on the property, noting she hoped to see a more suitable area for the open space to be located.

Development Engineering Manager Maag explained that the easement was located on the northern part of the site along the property line and then went down by the creek. The tract itself was not connected to the street, so the 15 ft easement had to be crossed no matter what and the grade changed significantly when crossing the easement.

Mr. Cooper asked if the planned space and height of the platform was already at the minimum required for ADA compliance or could it be reduced or made less intrusive for the neighbors.

Development Engineering Manager Maag replied the Applicant could address whether the platform itself could be shrunk down, she understood the Applicant likely wanted to ensure a wheelchair had turning space as well as space for seating. She confirmed that ADA required a pretty flat surface, a 2% grade did not give much grade difference, especially when there were steep slopes like along the bank.

Chair Galloway asked if there was a requirement for railing height, noting the concern a neighbor had voiced regarding child safety and children potentially climbing over the railing.

Development Engineering Manager Maag responded that the railing height was a Building Code standard, the minimum of which was 4 ft to ensure children did not climb over. The railing height would be confirmed before issuance of the required building permit.

Associate Planner Tuia displayed the Tract 'A' Path & ADA Ramp Grading Plan & Profile as requested. (Meeting Packet, Page 65)

Ms. Sanford noted the location of the currently proposed boardwalk going over the easement at the northwest corner of Tract A, and the stormwater pipeline easement extending south on the east side of the site. She said it was unfortunate that the easement location necessitated the current platform placement, as the east side of the site had the least dramatic grade change. She asked whether it was appropriate for Board members to brainstorm ideas for changes or if the Board should simply ask the Applicant to come up with a different design.

Senior Planner Rybold responded that Board members could ask the Applicant questions or about ideas; however, the Board could not ask for a redesign on anything that met the Site Design Review standards but could suggest and discuss conditions of approval that the Applicant might be agreeable to help satisfy some of the concerns that had been raised.

- She clarified that the Building Code would dictate the railing height, and that the Building Division would review and address the Applicant's plan if it only showed a 36-inch railing.

The DRB could add a condition to ensure the railing was at least 4 ft, but if the Building Code specified 4 ft that was what the Building Division would require.

Chair Galloway stated it was strange that ADA compliance was required on the open space tract when there was no ADA-accessible walkway to get from the street to the park.

Development Engineering Manager Maag clarified that a concrete path that met ADA requirements ran from the sidewalk at the street to the decking, crossing Lot 1. She confirmed the ADA sidewalk at the street was shown as Item 4 on the Tract 'A' Grading Plan & Profile. (Meeting Packet, Page 65)

Jordan Herron asked if there was room to accommodate an increase in tree density between the viewing deck and the backyards of the homes, noting it was unclear from the mapping.

Senior Planner Rybold noted there were approximately five existing trees in the area, and it appeared the existing tree canopy was taken into account when the Landscape Plan for new trees was developed. Increasing tree density might not be technically possible because too many trees eventually compete with one another and none do well long term. She deferred to the Applicant in terms of how that was approached but noted the idea was to ensure that any trees reviewed and approved in the Landscaping Plan would be able to fill in and mature.

Chair Galloway stated it would have been helpful to see a more visualized version of what the design looked like with trees, the platform, and the walking path.

Ms. Sanford asked if the Applicant could be asked to add an artistic screen on the southwest point of the viewing deck to block the view directly into the backyards while still giving users the full vision eastward down the rest of the tract.

Senior Planner Rybold responded that the Board could inquire about that; however, the added condition would need to have enough specificity about the extent and design of the screen. While the language could be worked out, load had to be taken into consideration with structures like the platform, and she suggested seeking input from the Applicant on whether it was technically feasible for the deck to support such a screen.

Mr. Cooper asked if the homes to be built on the five lots were two-story homes.

Senior Planner Rybold replied that the Applicant had submitted building plans for some of the lots and while building permits had not yet been issued, she believed the homes were two stories high.

Mr. Cooper asked if the windows on the upper floors of the proposed homes would have the same visibility into the neighboring yards as the platform.

Senior Planner Rybold responded that although the homes would be located in a slightly different location, it was possible the second-story windows would be higher than the platform.

Ms. Sanford noted the windows on Lots 2 through 5 would face the apartment complex, not the SW Vlahos Drive cul-de-sac.

Chair Galloway asked how a condition of approval could be added, such as for the screen.

Senior Planner Rybold replied the Board could discuss that now, noting that any other questions of the Applicant should be asked before the public hearing was closed and before motions were entertained. All information pertaining to any additional conditions of approval or modifications to the Staff report the Board was contemplating should be gathered while the hearing was still open.

Chair Galloway asked Ms. Sanford to provide more detail on her idea of a screen.

Ms. Sanford asked the Applicant to come forward and address the feasibility of adding a privacy screen to the platform and any experience the Applicant had with such art installations.

Ms. Arnold replied that although she did not have personal experience with art installations, it would be a cool project; however, the Applicant's team had not looked into that option on the subject project. The Applicant had asked the landscape architect to maximize the plantings on the south side of the platform to mature up and be a screen and that the trees planned in that location be tall enough at planting to provide some initial screening. The railing would meet Building Code at a minimum, but if it needed to be taller, the Applicant would make it taller.

Chair Galloway confirmed there were no questions or discussion and closed the public hearing at 7:24 pm.

Jordan Herron moved to approve the Staff report as presented. Mitch Cooper seconded the motion.

Ms. Sanford stated she did not believe the Board was ready to approve the application with no changes based on the Board's questions.

Senior Planner Rybold confirmed the motion would approve the Staff report as presented, including all the findings and conditions contained within it as well as what was presented by Staff.

The motion passed 3 to 1. (Ayes: Herron, Cooper, Galloway. Nays: Sanford.)

Jordan Herron moved to adopt Resolution No. 447. Mitch Cooper seconded the motion, which passed 3 to 1. (Ayes: Herron, Cooper, Galloway. Nays: Sanford.)

Chair Galloway read the rules of appeal into the record.

BOARD MEMBER COMMUNICATIONS

3. Results of the June 22, 2026 DRB Panel B Meeting
4. Recent City Council Action Minutes

Staff noted the June 22, 2026 DRB Panel B meeting regarded an application to rezone 33 undeveloped acres on the Sysco property and to develop an additional 380,000 square foot refrigerated warehouse facility, as well as EV trucking spaces, a buildout of SW Parkway Avenue to include bike lanes, a pedestrian walkway, and a much wider street. The finished road would be approximately 1,400 linear feet short of a full connection on SW Parkway Avenue. Additionally, two-thirds of the Wiedemann Trail between SW Parkway Avenue and SW Canyon Creek Road would be constructed as part of the project.

Chair Galloway asked if there was any new information about combining DRB Panels A and B.

Senior Planner Rybold responded that at the June 15th City Council meeting, Ordinance 903 was adopted to go into effect on July 1, 2026 and included the Development Code changes regarding the updated Residential Review requirements discussed with both DRB Panels earlier in the year. Additionally, the Ordinance updated City Code language about transitioning the DRB Panels to a single panel of seven members beginning in 2027. City Council would reconvene at a later date, tentatively in August, to discuss and provide feedback on the reappointment process for the consolidated Panel. She confirmed that Panel B had five members, Panel A had four, and no one on Panel A was scheduled to term out prior to consolidation. Staff would follow up with Board members at the next DRB meeting about any initial direction received.

STAFF COMMUNICATIONS

Senior Planner Rybold stated DRB Panel A would convene in August.

ADJOURN

The meeting was adjourned at 7:32 p.m.

DEVELOPMENT REVIEW BOARD MEETING
MONDAY, AUGUST 10, 2026
6:30 PM

Item 2.

Public Hearing:

2. **Resolution No. 449. Twist Bioscience Storage Buildings.**
The applicant is requesting approval of a Stage 2 Final Plan Modification, Site Design Review, and a Type C Tree Removal Plan for two storage buildings, a new CO2 Tank, and other associated improvements for Twist Bioscience.

Case Files:

DB25-0008 Twist Bioscience Storage Buildings

- Stage 2 Final Plan Modification (STG225-0006)
- Site Design Review (SDR25-0008)
- Type C Tree Removal Plan (TPLN25-0005)

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 449**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, APPROVING A STAGE 2 FINAL PLAN MODIFICATION, SITE DESIGN REVIEW, AND TYPE C TREE REMOVAL PLAN FOR DEVELOPMENT OF TWO STORAGE BUILDINGS, A NEW CO₂ TANK, AND OTHER ASSOCIATED IMPROVEMENTS FOR TWIST BIOSCIENCE.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Emily LeProust and Rod Walton, Twist Bioscience – Applicant and Matt Morvai, SKB-Parkworks LLC – Owners in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located at 27000 SW Parkway Avenue on Tax Lot 511, Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated August 3, 2026, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on August 10, 2026, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations 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 Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB25-0008 Twist Bioscience Storage Buildings: Stage 2 Final Plan Modification (STG225-0006), Site Design Review (SDR25-0008), and Type C Tree Plan (TPLN25-0005).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 10th day of August, 2026, and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per WC Sec 4.022(.09) unless appealed per WC Sec 4.022(.02) or called up for review by the Council in accordance with WC Sec 4.022(.03).

Alice Galloway, Chair - Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant



Exhibit A1
Staff Report
Wilsonville Planning Division
Twist Bioscience Storage Buildings
Development Review Board Panel 'B'
Quasi-Judicial Public Hearing

Hearing Date:	August 10, 2026
Date of Report:	August 3, 2026
Application No.:	DB25-0008 Twist Bioscience Storage Buildings
Request/Summary:	The requests before the Development Review Board include a Stage 2 Final Plan Modification, Site Design Review, and Type C Tree Plan.
Location:	The property is specifically known as Tax Lot 511, Section 12, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon
Owner:	SKB-Parkworks LLC (Contact: Matt Morvai)
Applicant:	Twist Bioscience (Contacts: Emily LeProust and Rod Walton)
Applicant's Representative:	Mackenzie (Contact: Sid Hariharan Godt)
Comprehensive Plan Designation:	Industrial
Zone Map Classification:	PDI (Planned Development Industrial)
Staff Reviewers:	Sarah Pearlman, Associate Planner Amy Maag, Development Engineering Manager
Staff Recommendation:	<u>Approve with conditions</u> the requested Stage 2 Final Plan Modification, Site Design Review, and Type C Tree Plan.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.001	Definitions
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.117	Standards Applying to Industrial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.135	Planned Development Industrial (PDI) Zone
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.156.01 through 4.156.11	Signs
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recycling
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600 through 4.640.20	Tree Preservation and Protection
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	

Vicinity Map:



Background:

The existing building and the surrounding properties were originally approved in the late 1970s as the headquarters of Tektronix, a single tenant. In 2015, a portion of the property was sold to Scanlan Kemper Bard (SKB), who completed a number of improvements to convert the single tenant headquarters into a multi-tenant industrial park. In 2020, the Development Review Board (DRB) approved a Stage 2 Final Plan Modification, Site Design Review, Type C Tree Plan, Master Sign Plan, and Significant Resource Overlay Zone (SROZ) Review (Case File No. DB20-0028 et seq.) to enable SKB to make updates to parking, landscaping, building architecture, and signage to finalize the conversion of the site to a multi-tenant industrial park. Shortly after these updates, the property owner signed a lease with Twist Bioscience, a manufacturer of synthetic DNA, to occupy 100,000 square feet of the 350,000 square foot building. In 2021, an administrative approval (Case File No. AR21-0018) was issued to enable Twist Bioscience to add an outdoor storage yard for flammable liquid solvents that could not be stored internally along with minor architectural modifications for two new dock doors and additional windows.

Twist Bioscience now has need for additional storage space for hazardous materials and biowaste storage and proposes two accessory storage buildings on the north side of the building along with a covered concrete loading area to serve the buildings. Twist Bioscience also proposes the addition of a CO₂ tank in the previously approved outdoor storage yard and minor modifications to the storage yard and adjacent landscaping to provide adequate space around the proposed CO₂ tank and an existing nitrogen tank. To accommodate the required space around the tanks, the applicant proposes the removal and replacement of three landscape trees in an existing landscape area.

Summary:

Stage 2 Final Plan Modification

The Stage 2 Final Plan Modification includes the addition of two storage buildings totaling approximately 2,000 square feet and an outdoor loading area with a canopy to serve the storage buildings, as well as an approximately 50-foot CO₂ tank within an existing equipment and storage yard and a minor pad expansion to accommodate the required non-combustible radii around the proposed tank as well as an existing nitrogen tank. The proposed modifications are consistent with the Planned Development Industrial (PDI) Zone for an existing, industrial tenant. This review ensures that the modifications meet or exceed all applicable City standards. See Request A.

Site Design Review

The scope of Site Design Review includes review of the design, architecture, location, and context of the proposed storage buildings and site improvements, such as landscaping, lighting, and exterior colors and finishes. The proposed storage buildings match the existing, primary building in terms of materials and colors. The applicant proposes minor modifications to existing landscaping, including the removal and replacement of three (3) Douglas fir landscape trees, to accommodate a minor expansion of the existing equipment and storage yard to provide a clear radius around an existing nitrogen tank and proposed CO₂ tank. See Request B.

Type C Tree Removal Plan

The applicant proposes the removal of three (3) Douglas fir landscape trees. Three (3) additional Douglas fir landscape trees are planned for preservation. The applicant proposes replanting three (3) new Douglas fir trees within the same landscape area as the removed trees, which conforms to the 1:1 mitigation ratio required by the development code. See Request C.

Public Comments and Responses:

No public comments were received during the comment period for the project.

Conclusion and Conditions of Approval:

Staff reviewed the Applicant's analysis of compliance with the applicable criteria. The Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed application (DB25-0008) with the following conditions:

Planning Division Conditions:

Request A: Stage 2 Final Plan Modification (STG225-0006)

PDA 1.	<u>General:</u> The approved modified final plan shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications shall be processed in the same manner as the original application and shall be subject to the same procedural requirements. See Finding A13.
PDA 2.	<u>Prior to Final Occupancy:</u> All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties. See Finding A40.

Request B: Site Design Review (SDR25-0008)

PDB 1.	<u>General:</u> Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding B15.
PDB 2.	<u>Prior to Temporary Occupancy:</u> All landscaping required and approved by the Board shall be installed prior to issuance of any occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) 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 City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the 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 with the City will be returned to the applicant. See Finding B30.
PDB 3.	<u>Ongoing:</u> The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or

	Development Review Board, pursuant to the applicable sections of Wilsonville's Development Code. See Finding B31.
PDB 4.	<u>Ongoing:</u> All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered as allowed by Wilsonville's Development Code. See Findings B32 and B33.
PDB 5.	<u>Prior to Temporary Occupancy:</u> The following requirements for planting of coniferous trees shall be met: • All trees shall be well branched and typical of their type as described in current AAN Standards and shall be balled and burlapped. • All large conifer trees shall be installed at a minimum height of eight (8) feet. See Finding B34.
PDB 6.	<u>Prior to Temporary Occupancy:</u> Plant materials shall be installed to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding B36.
PDB 7.	<u>Prior to Building Permit Issuance:</u> The applicant shall provide documentation demonstrating compliance with the Oregon Energy Efficiency Code, Exterior Lighting See Finding B43.
PDB 8.	<u>Prior to Building Permit Issuance:</u> Final review of the proposed building lighting's conformance with the Outdoor Lighting Ordinance will be determined at the time of Building Permit Issuance. See Findings B39 through B46.

Request C: Type C Tree Plan (TPLN25-0005)

PDC 1.	<u>General:</u> This approval for removal applies only to the three (3) Douglas fir landscape trees identified in the applicant's submitted materials. All other trees on the property shall be maintained unless removal is approved through separate application.
PDC 2.	<u>Prior to Grading Permit Issuance:</u> The Applicant shall submit an application for a Type 'C' Tree Removal Permit on the Planning Division's Development Permit Application form, together with the applicable fee. In addition to the application form and fee, the applicant shall provide the City's Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the Development Review Board. The applicant shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by the Planning Division staff.
PDC 3.	<u>Prior to Temporary Occupancy / Ongoing:</u> The permit grantee or the grantee's successors-in-interest shall cause the replacement trees to be staked, fertilized and mulched, and shall guarantee the trees for two (2) years after the planting date. A "guaranteed" tree that dies or becomes diseased during the two (2) years after planting shall be replaced.
PDC 4.	<u>Prior to Commencing Site Grading:</u> Prior to site grading or other site work that could damage trees, the applicant/owner shall install 6-foot-tall chain-link fencing

	around the drip line of preserved trees. Removal of the fencing around the identified trees shall only occur if it is determined the trees are not feasible to retain. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. Protective fencing shall not be moved or access granted within the protected zone without arborist supervision and notice of the City of the purpose of proposed movement of fencing or access. See Findings C6 and C13.
PDC 5.	<u>Prior to Temporary Occupancy:</u> The replacement trees shall be planted within one (1) year of removal. See Finding C9.
PDC 6.	<u>Prior to Temporary Occupancy / Ongoing:</u> The three (3) replacement trees shall measure two inches caliper or more in diameter or equivalent and shall be state Department of Agriculture Nursery Grade No. 1 or better. The permit grantee or the grantee's successors-in-interest shall cause the replacement tree to be staked, fertilized and mulched, and shall guarantee the tree for two (2) years after the planting date. A "guaranteed" tree that dies or becomes diseased during the two (2) years after planting shall be replaced. See Finding C10.
PDC 7.	<u>General:</u> The trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade. See Finding C11.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

PF 1.	<u>With the Building Permit Application:</u> Submit construction drawings showing how the proposed development meets the City's stormwater source control standards.
	<u>Prior to Final Engineering Inspection:</u> Source control measures shall be installed, inspected and approved by the City.

Master Exhibit List:

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case File DB25-0008. The exhibit list below reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

- A1.** Staff report and findings (this document)
- A2.** Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant – *Available Under a Separate Cover*

- B1.** Signed Application Forms
 - Land Use Narrative
 - Stormwater Management Memo
 - Preliminary Title Report
 - TVF&R Service Provider Letter
- B2. Drawing Package:**
 - Aerial Site Map
 - G0.01 General Project Information
 - G3.10 Public Way View
 - Civil**
 - C0.01 Civil General Notes
 - C1.01 Tree Removal and Protection Plan
 - C1.10 Site Plan
 - C1.20 Grading Plan
 - C1.30 Utility Plan
 - Architectural**
 - A1.10 Architectural Site Plan
 - A1.11 Enlarged Floor Plan
 - A1.20 Enlarged Roof Plan
 - A2.10 Storage Exterior Elevations – East Building
 - A2.10 Hazardous Storage Exterior Elevations – West Building
 - A9.10 Renderings
 - Electrical**
 - E201.1 Lighting Photometrics
- B3.** Luminaire Cutsheets
- B4.** Incomplete Application Response Letter – February 5, 2026

Development Review Team Correspondence

C1. Engineering Division Conditions

Other Correspondence

None received

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The applicant first submitted the application for Stage 2 Final Plan Modification, Site Design Review, and Type C Tree Plan on November 17, 2025. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on December 12, 2025. The applicant submitted additional material on February 17, 2026. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on March 17, 2026. The applicant submitted additional materials on April 21, 2026. Staff conducted a third completeness review within the statutorily allowed 30-day review period and found the application to be complete on May 16, 2026. The City must render a final decision for all requests, including any appeals, by September 8, 2026.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	PDI	Sysco
East:	PDI	Parkway Avenue/FLIR Systems/OIT
South:	PDI	Grace Chapel
West:	N/A	Interstate 5

3. Previous Planning Approvals:

74DR08 – Tektronix Preliminary Site Plan & Final Site Plan
 74RZ03 – Zone Change
 78DR05 – Site Development and Architectural Plan (Building 63)
 79DR35 - Site Development and Architectural Plan (Building 83)
 80DR22 – Final Site Approval (Building 83)
 88AR40 - Minor Partition
 91AR59 – Modification to Existing Building
 91PC39 – Stage II (Building 63)
 90PC03 – Parking Lot Expansion
 95AR10 – Architectural Revisions
 97AR15 – Storage Addition
 97AR56 – Modifications to Existing Building
 97AR73 – Modifications to Existing Building
 97DB13 – Modifications to Existing Building
 97DB18 – Stage II Final Plans and Site Design Plans
 97DB33 – Parking Expansion
 97DB35 – Stage I Final Plan and Site Design Plan for Parking Expansion
 97DB36 – Modifications to Existing Building
 98AR59 – Landscape Installation
 AR15-0031 – Tentative Partition Plat

AR16-0037 – Tentative Partition Plat

AR18-0008 – Final Partition Plat

DB20-0031 – Stage II Final Plan Modification, Site Design Review, Type C Tree Plan,
Master Sign Plan

SI20-0002 – SROZ Review

AR21-0016 – Minor Architectural and Site Modifications

AR21-0018 – Minor Site Modifications

AR21-0025 – Minor Architectural Modifications

DB22-0009 – Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Type C Tree
Plan, and Tentative Partition Plat

AR23-0003 – Nuisance Tree Removal and Landscape Modification

AR24-0022 – Minor Architectural and Site Modifications

DB25-0002 – Class 3 Sign Permit, Waiver, and Site Design Review

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The application has the signature of Matt Morvai, an authorized signer for the property owner, SKB-Parkworks LLC.

Pre-Application Conference Subsection 4.010 (.02)

The City held a pre-application conference on August 7, 2025 (PRE25-0009) in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements.

Zoning-Generally Section 4.110

This proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.150 through 4.199.

Request A: Stage 2 Final Plan (STG225-0006)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations-Generally

Planned Development Purpose & Lot Qualifications

Subsection 4.140 (.01) and (.02)

- A1.** The proposal is to modify a development previously approved as a planned development meeting the planned development purpose and lot qualification standards.

Ownership Requirements

Subsection 4.140 (.03)

- A2.** The subject parcel is under the ownership of SKB-Parkworks LLC, for whom an authorized signer, Matt Morvai, signed the application.

Professional Design Team

Subsection 4.140 (.04)

- A3.** The applicant has utilized a professional design team from Mackenzie in accordance with this subsection. The project architects are Chuck Hayward and Bryan Tranbarger, the project planner is Sid Hariharan Godt, and the civil engineer is Nicole Burrell, PE.

Stage 2 Final Plan Submission Requirements and Process

Stage 2 Submission Within 2 Years of Stage 1

Subsection 4.140 (.09) A.

- A4.** The proposal modifies an existing Stage 2 Plan that the City previously approved within two years of the Stage 1 Preliminary Plan.

Development Review Board Role

Subsection 4.140 (.09) B.

- A5.** The Development Review Board review considers all applicable permit criteria set forth in the Planning and Land Development Code and staff recommends the Development Review Board approve the application with conditions of approval.

Stage 1 Conformance, Submission Requirements

Subsection 4.140 (.09) C.

- A6.** The modified Stage 2 plans conform to the existing Stage 1 Master Plan. The applicant's submitted drawings and other documents show all the additional information required by this subsection.

Stage 2 Final Plan Detail

Subsection 4.140 (.09) D.

- A7.** The applicant's submitted materials provide sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan, landscape plans, and elevation drawings.

Submission of Legal Documents

Subsection 4.140 (.09) E.

- A8.** The Development Review Board does not require any additional legal documentation for dedication or reservation of public facilities.

Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

- A9.** The Stage 2 Approval, along with other associated applications, will expire two (2) years after approval, absent the granting of an extension in accordance with these subsections.

Consistency with Plans

Subsection 4.140 (.09) J. 1.

- A10.** The site's zoning, Planned Development Industrial, is consistent with the Industrial designation in the Comprehensive Plan. The Transportation Systems Plan calls for no additional frontage or road improvement.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

- A11.** The application is a request to modify a previously approved Stage 2 Final Plan by adding two storage buildings for an existing industrial use. Because the proposed additions are anticipated to create fewer than three (3) trips, a traffic memo is not required.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

- A12.** Facilities and services on and around the site are available and sufficient to serve the proposed development.

Adherence to Approved Plans

Subsection 4.140 (.10) A.

- A13.** Condition of Approval PDA 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

Standards Applying in All Planned Development Zones

Underground Utilities

Subsection 4.118 (.02)

A14. The applicant's plans show all utilities underground.

Waivers

Subsection 4.118 (.03)

A15. The applicant does not request any waivers.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

A16. Staff does not recommend any additional requirements or restrictions pursuant to this subsection.

Impact on Development Cost

Subsection 4.118 (.04)

A17. Implementation of standards and imposing conditions beyond minimum standards and requirements do not unnecessarily increase the cost of development. No parties have raised such concerns.

Requiring Tract Dedications or Easements for Recreation Facilities, Open Space, Public Utilities

Subsection 4.118 (.05)

A18. Staff does not recommend any additional tract dedication for recreational facilities, open space, or easements for orderly extension of public utilities consistent with this subsection.

Habitat Friendly Development Practices

Subsection 4.118 (.09)

A19. The applicant will implement habitat-friendly development practices to the extent practicable. The impacted area is predominantly existing pavement and a mulched landscaping area with six (6) Douglas fir trees. Grading will be limited to that needed for the proposed improvements, no significant native vegetation would be retained by an alternative site design, the City's stormwater standards will be met, thus limiting adverse hydrological impacts on water resources, and no impacts on wildlife corridors or fish passages have been identified.

Planned Development Industrial (PDI) Zone

Purpose of PDI Zone

Subsection 4.135 (.01)

A20. The stated purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses. The proposed buildings are proposed for storage of

industrial materials related to the current tenant, Twist Bioscience, and are therefore consistent with the purpose of the PDI zone.

Typically Permitted Uses

Subsection 4.135 (.03)

A21. The uses proposed in the Stage 2 Final Plan Modification are consistent with the Stage 1 Preliminary Plan. The proposed development consists of an addition to an existing industrial building where the intended use is storage of industrial materials supporting the existing industrial user. This use is consistent with the uses typically permitted and are allowed outright within the PDI zone.

Block and Access Standards

Subsections 4.131.05 (.07) and 4.131 (.03)

A22. The proposal requests no changes to blocks or access spacing.

Industrial Performance Standards

Industrial Performance Standards

Subsection 4.135 (.05)

A23. The proposed project meets the performance standards of this subsection as follows:

- Pursuant to standard A (enclosure of uses and activities), all activities and uses, except for parking, loading, and previously approved outdoor storage, will be completely enclosed.
- Pursuant to standard B (vibrations), there is no indication that the proposed development will produce vibrations detectable off site without instruments.
- Pursuant to standard C (emissions), there is no indication the proposed use would produce the odorous gas or other odorous matter.
- Pursuant to standard D (open storage), outdoor storage of mixed solid waste and recycling is currently screened from off-site view and the applicant does not propose new outdoor storage areas. The proposed CO₂ tank is located in a previously approved outdoor storage yard that was previously found to meet the required screening standards.
- Pursuant to standard E (night operations and residential areas), while Twist Bioscience operates 24 hours, the proposed storage buildings and loading area are not located within one hundred feet of a residential district.
- Pursuant to standard F (heat and glare), the applicant proposes no exterior operations creating heat and glare.
- Pursuant to standard G (dangerous substances), there are no prohibited dangerous substances expected on the development site. The applicant does propose to storage hazardous materials; however, the materials will be in rated buildings with spill containment systems.
- Pursuant to standard H (liquid and solid wastes), staff has no evidence that the operations would violate standards defined for liquid and solid waste.

- Pursuant to standard I (noise), staff has no evidence that noise generated from the proposed operations would violate the City's Noise Ordinance and noises produced in violation of the Noise Ordinance would be subject to the enforcement procedures established in WC Chapter 6 for such violations.
- Pursuant to standard J (electrical disturbances), staff has no evidence that the proposed use would have any prohibited electrical disturbances.
- Pursuant to standard K (discharge of air pollutants), staff has no evidence that the proposed use would produce any prohibited discharge.
- Pursuant to standard L (open burning), the applicant proposes no open burning.
- Pursuant to standard M (outdoor storage), the applicant does not propose new outdoor storage areas and proposes minor modifications to the existing outdoor storage yard. Equipment in the existing outdoor storage yard will be continued to be screened from off-site view.
- Pursuant to standard N (unused area landscaping), no unused areas will be bare.

On-site Pedestrian Access and Circulation

Site Circulation and Pathways

Subsection 4.154 (.01) B.

A24. As shown on the applicant's site plan in Exhibit B2 Sheet C1.0, the applicant does not propose modifications to the existing on-site pedestrian pathway. The storage buildings are proposed in an existing loading area within an active industrial operation and will not be accessible to the general public. The proposed CO₂ tank will be within an existing, fenced equipment pad. Public pedestrian access areas within the broader site remain unchanged and continue to operate under previously approved circulation plans.

Parking, Bicycle Parking, and Loading

Parking Standards

Subsections 4.155 (.02), (.03), and (.06)

A25. No modifications to vehicle parking are proposed or required with this application. Construction of the buildings will require removal of part of the existing parking drive aisle; however, the drive aisle will be repaved when construction is complete. The applicant proposes an off-loading area adjacent to the proposed storage buildings. The proposed loading area is separated from employee parking and fenced to ensure separation from other vehicle and pedestrian circulation areas.

Bicycle Parking Not Required

Section 4.155 (.04) A. 2.

A26. Subsection 4.155 (.04) A. 2. states that "bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use." The proposed storage buildings are accessory to primary, existing office and industrial uses on site. Minimum bicycle parking requirements for the primary uses were established with a prior Stage 2 Final Plan Modification (Case File No. DB20-0028 et

seq.). No modifications to existing bicycle parking are proposed with the current application.

Minimum Off-Street Loading Requirements

Section 4.155 (.05)

A27. In Exhibit B1, the applicant states that “the existing main building is over 100,000 SF in size and has more than three (3) loading berths, which are proposed to remain.” No modifications to existing loading berths are proposed.

Other Development Standards

Access, Ingress, and Egress

Section 4.167

A28. Site access is via existing private driveways and private streets along SW Parkway Avenue.

Natural Features and Other Resources

Section 4.171

A29. The property has an existing building, currently occupied in part by Twist Bioscience. The site contains significant trees, vegetation, and other natural resources in need of protection; however, the area proposed for placement of the storage buildings and CO2 tank is currently paved and is not near the significant natural resources on site. The applicant proposes the removal and replacement of three (3) small Douglas fir landscape trees. No significant trees, vegetation or other resources in need of protection will be impacted by the proposed development.

Access Drives and Travel Lanes

Subsection 4.177 (.08)

A30. No changes to access and travel lanes are proposed with this project. The design shows all drive aisles as asphalt.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

A31. The outdoor lighting standards apply to the proposal. See Request B, Findings B39 through B46.

Underground Installation of Utilities

Sections 4.300-4.320

A32. All utilities on site are existing and underground, no new utilities are proposed.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access

Subsections 4.175 (.01) and (.03)

- A33. The proposed storage buildings and related site modifications are designed to a reasonable extent to deter crime and ensure public safety. The proposed storage buildings and covered loading area include a perimeter fence for security and close monitoring, separated from staff and visitor parking areas. The proposed CO₂ tank is within an existing, fenced outdoor storage yard.

Addressing and Directional Signing

Subsection 4.175 (.02)

- A34. Addressing will meet public safety standards. The building permit process will ensure conformance.

Lighting to Discourage Crime

Subsection 4.175 (.04)

- A35. Lighting design is in accordance with the City's outdoor lighting standards, which will provide sufficient lighting to discourage crime.

Landscaping Standards

Landscaping Standards Purpose

Subsection 4.176 (.01)

- A36. In complying with the various landscape standards in Section 4.176 the applicant has demonstrated the Stage 2 Final Plan Modification is in compliance with the landscape purpose statement.

Landscape Code Compliance

Subsection 4.176 (.02) B.

- A37. The applicant requests no waivers or variances to landscape standards. All landscaping and screening must comply with standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through J.

- A38. The applicant proposes minor modifications to the existing landscaping on site and proposes the addition of a 6-foot tall, partially sight-obscuring, chain link fence alongside the proposed storage buildings to screen the proposed off-loading area.

General Landscaping Standard: To accommodate expanded equipment pads for the existing nitrogen tank and proposed CO₂ tank, the applicant proposes to remove approximately 585 SF of existing, landscaped area including three (3) Douglas fir landscape trees. Subsection 4.176 (.02) C. 2. requires a minimum of one (1) tree for every 30 linear feet

of landscaped areas less than 30 feet deep. The modified landscape area is between 12 and 23 feet deep and approximately 104 feet long, which would require approximately four (4) trees. The landscape strip currently has six (6) trees and the applicant proposes to replant three (3) Douglas fir trees for the three (3) Douglas fir trees proposed for removal, thus maintaining compliance with this subsection.

Partially Sight-Obscuring Fence Standard: The applicant proposes a six-foot, chain link fence with black privacy slats meeting the partially sight-obscuring fence standard along the proposed storage buildings and around the proposed loading area (Exhibit B2, Sheet A1.11). The proposed fence matches the existing, partially sight-obscuring fence around the adjacent outdoor storage yard.

PROPOSED FENCE TO MATCH EXISTING
6' HIGH WITH PRIVACY SLATS



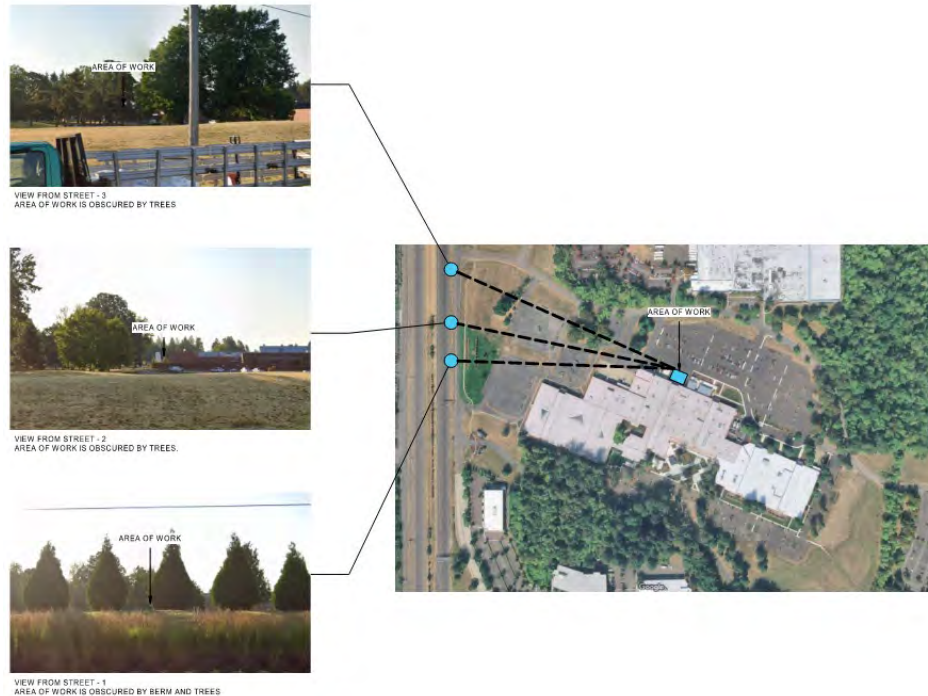
Landscape Area and Locations Subsection 4.176 (.03)

A39. The proposed modifications ensure that the site continues to exceed the 15% landscaping requirement. Approximately 50% of the 86-acre site is currently landscaped; therefore, the impact of the proposed removal of approximately 585 SF of landscaping will be de minimis and will still maintain overall site landscaping above the 15% minimum required. Proposed landscaping with the current application includes three (3) Douglas fir landscape trees to replace three (3) Douglas fir landscape trees proposed for removal within an existing landscape area. The proposed Douglas fir trees will continue to soften and screen the adjacent outdoor equipment and storage yard.

Buffering and Screening Subsection 4.176 (.04)

A40. The subject property is zoned PDI and borders PDI zoning to the north, east, and south with the I-5 freeway to the west. The proposed modifications include the addition of a CO₂ tank within an existing, screened equipment area. The proposed improvements will not be

visible off-site due to the layout of the site and the existing berms and trees around the site. In Exhibit B2, Sheet G3.10, the applicant includes a diagram demonstrating the equipment will not be visible from the ground level view from the street. Condition of Approval PDA 2 ensures that all exterior, roof and ground mounted, mechanical and utility equipment is screened from ground level, off-site view from adjacent streets or properties at the time of final building occupancy.



Landscape Plan Requirements

Subsection 4.176 (.09)

A41. The applicant's submitted landscape plans (Exhibit B2, Sheets C1.01 and C1.10) are drawn to scale and show the type, installation size, number and placement of plant materials and adequately identify plants. Landscape notes on the plan set (Exhibit B2, Sheet C0.01) indicate the irrigation method.

Mixed Solid Waste and Recyclables Storage

DRB Review of Adequate Storage Area, Minimum Storage Area

Section 4.179

A42. The mixed solid waste and recyclables storage area on site was previously found to meet the standards of this Section. No changes are proposed to the existing waste collection areas. The proposed storage buildings are accessory to the primary uses on site and do not generate waste requiring storage on their own. Additionally, the proposed storage buildings are intended to store hazardous materials that cannot be handled by Republic Services and cannot be disposed of in the standard mixed solid waste process. As described in the applicant's narrative (Exhibit B1), any waste related to materials stored in these

buildings will therefore be serviced by a specialized waste materials handler who will access any waste directly from the buildings themselves.

Request B: Site Design Review (SDR25-0008)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Site Design Review

Excessive Uniformity, Inappropriateness Design
Subsection 4.400 (.01) and Subsection 4.421 (.03)

B1. Staff summarizes the compliance with this subsection as follows:

Excessive Uniformity: The proposed development is unique to the particular development context and does not create excessive uniformity.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The applicant used appropriate professional services to design structures on the site using quality materials and design. The new storage buildings are attractively designed utilizing brick facades and coping and canopies that match the general aesthetic of the main building, the most prominent structure within the development. The proposed CO₂ tank will match an existing liquid nitrogen tank in an existing, fenced equipment pad.

Inappropriate or Poor Design of Signs: No new signs are proposed.

Lack of Proper Attention to Site Development: The applicant employed the skills of the appropriate professional services to design the site. Matching the materials of the new buildings and tank to the existing building and other equipment on site demonstrates appropriate attention to site development.

Lack of Proper Attention to Landscaping: The applicant proposes minor impacts to existing landscaping to accommodate the required safety radius around the existing liquid nitrogen and proposed CO₂ tanks. The applicant proposes to replant impacted vegetation and trees, demonstrating appropriate attention to landscaping.

Objectives of Site Design Review

Proper Functioning of the Site
Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

B2. The professionally designed site demonstrates significant thought to make the site functional and safe. The placement of the storage buildings in a manner that supports operations and circulation on site is among the site design features contributing to functionality and safety.

High Quality Visual Environment

Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

- B3.** Professionally designed buildings and landscaping and a professional, site specific, layout supports a quality visual environment.

Encourage Originality, Flexibility, and Innovation

Subsection 4.400 (.02) B. and Subsection 4.421 (.03)

- B4.** The applicant proposes buildings, landscaping, and other site elements professionally designed specifically for the site. Sufficient flexibility exists to fit the planned development within the site without seeking waivers or variances.

Discourage Inharmonious Development

Subsection 4.400 (.02) C. and Subsection 4.421 (.03)

- B5.** As indicated in Finding B3 above, the professional, unique design of the buildings, landscaping, and other site elements support a high-quality visual environment and thus prevent monotonous, drab, unsightly, dreary development. Use of long-lasting materials as well as landscaping will make the site more harmonious with adjacent and nearby development.

Proper Relationships with Site and Surroundings

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B6.** The applicant prepared a professional site-specific design that carefully considers the relationship of the building, landscaping, and other improvements with other improvements on and adjacent to the site, existing and planned.

Regard to Natural Aesthetics

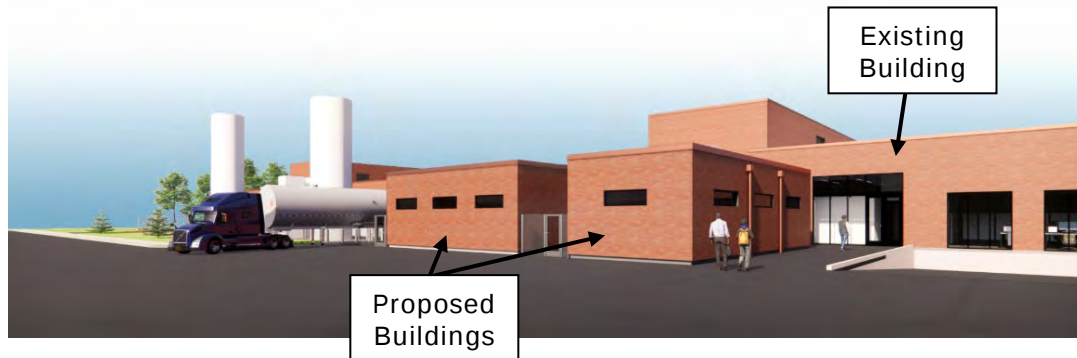
Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B7.** The area of work minimally impacts existing site landscaping and any removed trees will be replanted. The applicant does not propose impacts in areas with significant trees or natural resources, preserving the natural aesthetics of the site which help soften the industrial appearance of the development.

Attention to Exterior Appearances

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B8.** The applicant used appropriate professional services to design the exterior of the buildings. The storage buildings are designed to match the brick façade of the existing building. Proposed fencing will also match and extend the existing fence around the equipment pad.



Protect and Enhance City's Appeal

Subsection 4.400 (.02) E. and Subsection 4.421 (.03)

- B9.** The limited visibility of the storage buildings, located on an industrial site, will not significantly impact the City's visual character, overall appeal, or surrounding property values, nor will it contribute to visual blight.

Stabilize Property Values/Prevent Blight

Subsection 4.400 (.02) F. and Subsection 4.421 (.03)

- B10.** The applicant is improving the subject site with addition of two attractively designed storage buildings intended to support the ongoing business of the tenant, thus preventing blight and increasing tax revenue within the City.

Adequate Public Facilities

Subsection 4.400 (.02) G. and Subsection 4.421 (.03)

- B11.** As found in the Stage 2 Final Plan Modification review, see Request A, adequate public facilities serve the site.

Pleasing Environments and Behavior

Subsection 4.400 (.02) H. and Subsection 4.421 (.03)

- B12.** The proposed development provides a clearly defined layout and is designed in a configuration that meets defensible space guidelines such as the inclusion of clear sightlines and security measures like fencing that allow for surveillance, clearly defined areas, and clearly identified structures.

Civic Pride and Community Spirit

Subsection 4.400 (.02) I. and Subsection 4.421 (.03)

- B13.** Through implementing the proposed development, the project site will help foster civic pride and community spirit.

Favorable Environment for Residents

Subsection 4.400 (.02) J. and Subsection 4.421 (.03)

- B14.** By initiating the proposed improvements in a predominantly industrial area of the City, the development will provide an overall improved and favorable environment for residents.

Jurisdiction and Power of the DRB for Site Design Review

Development Must Follow DRB Approved Plans

Section 4.420

- B15.** Condition of Approval PDB 1 ensures construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. The City will not issue any building permits for portions of the improvements requiring DRB review prior to DRB approval.

Design Standards

Preservation of Landscaping

Subsection 4.421 (.01) A.

- B16.** The development requires the removal of three (3) landscape trees adjacent to the equipment pad. The remainder of the trees within this landscape area will be preserved and the applicant proposes to replace the removed trees in the same area. All other landscaping on site will not be disturbed with the proposed project.

Harmony of Proposed Buildings to Environment

Subsection 4.421 (.01) B.

- B17.** The applicant used appropriate professional services to design the exterior of the building to ensure harmony with the environment. The area surrounding the subject property is predominantly industrial. The applicant has utilized materials that are typically employed in industrial development, but has utilized the appropriate colors, materials, and textures to add interest and create harmony with the adjacent environment. Existing landscaping will remain around all structures to either enhance the appearance of or screen industrial uses.

Special Attention to Drives, Parking, and Circulation- Access Points

Subsection 4.421 (.01) C.

- B18.** All access points are existing and meet City standards. No changes are proposed to existing access points.

Special Attention to Drives, Parking, and Circulation

Subsection 4.421 (.01) C.

- B19.** All interior circulation areas are existing and the applicant does not propose changes to the existing circulation areas. The applicant proposes a new off-loading area adjacent to the

proposed storage buildings which is separated from pedestrian and employee/visitor vehicular traffic. Special attention is demonstrated by meeting the various related standards, including in Sections 4.154 and 4.155 as reviewed as part of Request A.

Special Attention to Surface Water Drainage

Subsection 4.421 (.01) D.

- B20.** The proposed storage buildings are located on existing impervious areas; however, the proposed improvements also include the addition of two new concrete pads to provide adequate space around an existing nitrogen tank and proposed CO₂ tank. The applicant has provided a Stormwater Management Memo (Exhibit B1) demonstrating that the existing stormwater system has adequate capacity to manage surface water drainage on site. The proposed improvements will not adversely affect neighboring properties through the storm drainage system.

Harmonious Above Ground Utility Installations

Subsection 4.421 (.01) E.

- B21.** No above ground utility installations are proposed.

Indication of Sewage Disposal

Subsection 4.421 (.01) E.

- B22.** All sewage disposal will be via standard sewer connections to City sewer lines found to be adequate to serve the site as part of the Stage 2 Final Plan Modification.

Advertising Features Do Not Detract

Subsection 4.421 (.01) F.

- B23.** The applicant does not propose new advertising features with the current application.

Screening and Buffering of Special Features

Subsection 4.421 (.01) G.

- B24.** The proposed CO₂ tank will be in an existing, screened equipment and storage yard. The applicant does not propose any additional special features requiring additional screening or buffering.

Design Standards Apply to All Buildings, Structures, Signs, and Features

Subsection 4.421 (.02)

- B25.** The applicant's design considers the design standards for all buildings, structures, and other features.

Conditions of Approval to Ensure Proper and Efficient Function

Subsection 4.421 (.05)

- B26.** Staff does not recommend any additional conditions of approval to ensure the proper and efficient functioning of the development.

Color or Materials Requirements

Subsection 4.421 (.06)

B27. The colors and materials proposed by the applicant are appropriate. Staff does not recommend any additional requirements or conditions related to colors and materials.

Site Design Review Submission Requirements

Submission Requirements

Section 4.440

B28. The applicant submitted a site plan drawn to scale and a detailed landscape plan.

Time Limit on Site Design Review Approvals

Void after 2 Years

Section 4.442

B29. The Applicant plans to develop the proposed project within two years and understands that the approval will expire after two years unless the City grants an extension.

Installation of Landscaping

Landscape Installation or Bonding

Subsection 4.450 (.01)

B30. Condition of Approval PDB 2 will assure installation or appropriate security.

Approved Landscape Plan Binding

Subsection 4.450 (.02)

B31. Condition of Approval PDB 3 provides ongoing assurance approved landscaping is installed and maintained.

Landscape Maintenance and Watering

Subsection 4.450 (.03)

B32. Condition of Approval PDB 4 will ensure continual maintenance of landscaping in a substantially similar manner as originally approved by the Board.

Limitation to Modifications of Landscaping

Subsection 4.450 (.04)

B33. Condition of Approval PDB 4 provides ongoing assurance of conformance with this criterion by preventing modification or removal without the appropriate City review.

Landscaping Standards

Plant Materials Requirements-Trees

Subsection 4.176 (.06) B.

- B34.** Condition of Approval PDB 5 ensures that the three (3) proposed Douglas fir trees are 8 feet in height or equivalent. As indicated on the applicant's landscape plans (Exhibit B2, Sheet C1.10), the proposed trees are B&B (Balled and Burlapped).

Plant Species Requirements

Subsection 4.176 (.06) E.

- B35.** The applicant's landscape plan provides sufficient information showing the proposed landscape modification meets the standards of this subsection related to use of native vegetation, identification of existing landscaping to be retained, and prohibited plant materials.

Landscape Installation and Maintenance Standards

Subsection 4.176 (.07)

- B36.** The installation and maintenance standards are met or will be met by Condition of Approval PDB 6 as follows:
- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
 - Within one growing season, the applicant must replace in kind plants that die, unless the City approves appropriate substitute species.
 - Notes on the applicant's landscape plans provides for an irrigation system (Exhibit B2, Sheet C0.01)

Landscape Plan Requirements

Subsection 4.176 (.09)

- B37.** The applicant's submitted landscape plans (Exhibit B2, Sheets C1.01 and C1.10) are drawn to scale and show the type, installation size, number and placement of plant materials and adequately identify plants. Landscape notes on the plan set (Exhibit B2, Sheet C0.01) indicate the irrigation method.

Completion of Landscaping

Subsection 4.176 (.10)

- B38.** The applicant has not requested to defer installation and thus must install landscaping prior to occupancy.

Outdoor Lighting

Applicability of Outdoor Lighting Standards

Sections 4.199.20 and 4.199.60

- B39.** The proposed development installs new lighting as part of the addition of the proposed storage buildings for Twist Bioscience within an existing industrial project. The outdoor lighting standards thus apply.

Outdoor Lighting Zones

Section 4.199.30

- B40.** The subject property is within Lighting Zone (LZ) 2.

Optional Lighting Compliance Methods

Subsection 4.199.40 (.01) A.

- B41.** The applicant has the option of the performance or prescriptive method. The applicant has selected to comply with the prescriptive method.

Maximum Lamp Wattage and Shielding

Subsection 4.199.40 (.01) B. 1. and Table 7

- B42.** The applicant has selected the prescriptive option, the project's outdoor lighting design. The applicant's narrative states that the proposed luminaires comply with the maximum luminaire lamp wattage and shielding requirements within Table 7. The applicant proposes eight (8) fully shielded, 66W luminaires on the new storage buildings, less than the maximum 100W for LZ 2 in Table 7. The luminaire cutsheets are included in Exhibit B3.

Oregon Energy Efficiency Code Compliance

Subsection 4.199.40 (.01) B. 2.

- B43.** Condition of Approval PDB 7 ensures that the applicant demonstrates compliance with the Oregon Energy Efficiency Code, Exterior Lighting prior to construction.

Maximum Mounting Height

Subsection 4.199.40 (.01) B. 3.

- B44.** All exterior lighting on the buildings is proposed to be mounted at approximately 9.5 feet, less than the 40-foot maximum for private drives, driveways and parking areas and less than the 18-foot maximum for walkways and plazas in LZ 2. Condition of Approval PDB 8 ensures that the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Setback from Property Line

Subsection 4.199.40 (.01) B. 4.

- B45.** The subject property is bordered by the same base zoning and the same lighting zone on all sides. Staff understands the three (3) times mounting height setback to only apply where

the property abuts a lower lighting district. A condition of approval will ensure the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Lighting Curfew

Subsection 4.199.40 (.01) D.

- B46.** The applicant states that Twist Bioscience operates continuously and is therefore eligible for Exception 3 to the curfew standard for “businesses that operate continuously or periodically after curfew.”

Request C: Type C Tree Removal Plan (TPLN25-0005)

Type C Tree Removal-General

Tree Related Site Access

Subsection 4.600.50 (.03) A.

- C1.** It is understood the City has access to the property to verify information regarding trees.

Review Authority

Subsection 4.610.00 (.03) B.

- C2.** The requested removal is connected to site plan review by the Development Review Board for new development. The tree removal is thus being reviewed by the Development Review Board.

Conditions of Approval

Subsection 4.610.00 (.06) A.

- C3.** No additional conditions are recommended pursuant to this subsection.

Completion of Operation

Subsection 4.610.00 (.06) B.

- C4.** It is understood the tree removal will be completed prior to construction of the proposed storage buildings and CO₂ tank, which is a reasonable time frame for tree removal.

Security for Permit Compliance

Subsection 4.610.00 (.06) C.

- C5.** No bond is anticipated to be required to ensure compliance with the tree removal plan as a bond is required for overall landscaping.

Tree Removal Standards

Subsection 4.610.10 (.01)

- C6.** The standards of this subsection are met as follows:
- Standard for the Significant Resource Overlay Zone: The proposed tree removal is not within the Significant Resource Overlay Zone.

- Preservation and Conservation: The applicant identified six (6) landscape trees in the vicinity of the proposed storage buildings and equipment pad expansions. All other trees are proposed to remain. Three (3) of the trees in the landscaping area adjacent to the existing equipment and storage area will be retained and three (3) are proposed for removal to accommodate expanded pads around an existing nitrogen tank and proposed CO₂ tank. The applicant proposes to replant three (3) Douglas fir trees within the landscaping area, which conforms with the 1:1 mitigation requirement. Condition of approval PDC 4 will ensure that protective fencing is placed around the drip line of preserved trees prior to site grading or other site work that could damage the trees.
- Development Alternatives: The proposed tree removal has been minimized to the extent possible in order to accommodate the storage buildings and CO₂ tank adjacent to the existing building.
- Land Clearing: Land clearing and grading is proposed and will be limited to areas necessary for construction of the proposed building, structures, and other site improvements.
- Compliance with Statutes and Ordinances: The necessary tree replacement and protection is planned according to the requirements of the tree preservation and protection ordinance.
- Limitation: Tree removal is limited to where it is necessary for construction (as discussed in Development Alternatives above) or to address nuisances or where the health of the trees warrants removal.
- Additional Standards: A tree survey has been provided for the impacted area, and no utilities are proposed to be located where they would cause adverse environmental consequences.

Review Process

Subsection 4.610.40 (.01)

C7. The plan is being reviewed concurrently with the Stage 2 Final Plan Modification.

Tree Maintenance and Protection Plan

Section 4.610.40 (.02)

C8. The applicant has provided information on tree maintenance and protection in Exhibit B2, Sheet C10.1. The tree protection fencing shown indicates fencing around the three (3) Douglas fir trees preserved in the existing landscape area north of the equipment and storage pad and east of the proposed storage buildings.

Replacement and Mitigation

Tree Replacement Requirement

Subsection 4.620.00 (.01)

C9. The applicant proposes removing three (3) trees and replanting three (3) Douglas fir trees as mitigation on the project site, meeting a one-to-one ratio and the requirements of this

subsection. Condition of Approval PDC 5 ensures that the replacement trees are replanted within one (1) year of removal.

Basis for Determining Replacement and Replacement

Subsection 4.620.00 (.02) and (.03)

- C10.** The applicant proposes to replant one tree for each tree removed and proposes to replace Douglas fir trees with Douglas fir trees ensuring that the replacement trees have identical characteristics. Condition of Approval PDC 6 will ensure that the relevant requirements of this subsection are met.

Replacement Tree Stock Requirements

Subsection 4.620.00 (.04)

- C11.** Condition of Approval PDC 7 will ensure that the relevant requirements of this subsection are met.

Replacement Trees Locations

Subsection 4.620.00 (.05) A.

- C12.** The applicant proposes to mitigate for all removed trees on site and in the same landscaping area as the trees proposed for removal.

Protection of Preserved Trees

Tree Protection During Construction

Section 4.620.10

- C13.** The applicant's submitted plans indicate that tree protection fencing will be provided for the retained landscape trees adjacent to the proposed improvements (Exhibit B2, Sheet C1.01). Condition of Approval PDC 4 ensures the applicable requirements of this section will be met.

Sarah Pearlman

From: Amy Maag
Sent: Tuesday, July 28, 2026 3:02 PM
To: Sarah Pearlman
Subject: RE: Development Review Team Mailing (DB25-0008: Twist Bioscience Storage Buildings)

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah ~

Trip generation is based upon the square footage of the buildings. In this instance, the applicant is proposing approximately 2,000 square feet of storage space for the manufacturing use. Less than 3 peak trips will be generated from this expansion. A traffic memo was not required. The applicant will be required to pay additional system development charges (SDCs) prior to the issuance of any building permits.

Here is the one condition of approval that I have:

PFA 1. With the Building Permit Application: Submit construction drawings showing how the proposed development meets the City's stormwater source control standards.

Prior to Final Engineering Inspection: Source control measures shall be installed, inspected and approved by the City.

Please let me know if you any questions about this.

Amy

From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Tuesday, July 28, 2026 9:29 AM
To: Amy Maag <amaag@wilsonvilleoregon.gov>
Subject: RE: Development Review Team Mailing (DB25-0008: Twist Bioscience Storage Buildings)

Hi Amy,

Thank you for the support at the hearing last night! I wanted to check in to see if you have any conditions or comments for Twist. I also wanted to see if Engineering had any documentation of a TIA waiver for this one to include in the record?

Thank you!

Sarah Pearlman (*she/her/ella*)

Associate Planner

City of Wilsonville

Office: 503.570.1573

spearlman@wilsonvilleoregon.gov

www.wilsonvilleoregon.gov





29799 SW Town Center Loop East, Wilsonville, OR 97070

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

The link to Wilsonville's Online Permitting & Licensing Portal has changed!

Please update your bookmarks to this URL: <https://www.wilsonvilleoregon.gov/Online-Portal>

From: Shelley White <swhite@wilsonvilleoregon.gov>

Sent: Tuesday, July 7, 2026 9:54 AM

To: ODOT_R1_DevRev@odot.oregon.gov; Matt Baker <mbaker@wilsonvilleoregon.gov>; development_review@trimet.org; Miranda Bateschell <bateschell@wilsonvilleoregon.gov>; Dwight Brashear <brashear@ridesmart.com>; Dan Carlson <carlson@wilsonvilleoregon.gov>; nina.carlson@nwnatural.com; chamberj@wlwv.k12.or.us; lutplan@co.washington.or.us; Aliese Cloo <acloo@wilsonvilleoregon.gov>; developmentengineering@clackamas.us; douglasr@wlwv.k12.or.us; Bill Evans <evans@wilsonvilleoregon.gov>; Amanda Guile-Hinman <guile@wilsonvilleoregon.gov>; KHerrod@republicservices.com; Brian.Kelley@nwnatural.com; Delora Kerber <kerber@wilsonvilleoregon.gov>; Diana Kotler <dkotler@ridesmart.com>; Kelsey Lewis <klewis@ridesmart.com>; mark.lindley@pgn.com; Amy Maag <amaag@wilsonvilleoregon.gov>; alexander.mcgladrey@tvfr.com; Matt.McHill@pgn.com; Darrell_McNeal@comcast.com; Megan Big John <mbigjohn@wilsonvilleoregon.gov>; Martin Montalvo <montalvo@wilsonvilleoregon.gov>; Matt Moritz <mmoritz@wilsonvilleoregon.gov>; Chris Myers <cmyers@wilsonvilleoregon.gov>; landusenotifications@oregonmetro.gov; Brad Painter <bpainter@wilsonvilleoregon.gov>; Shyann Pfarr <spfarr@wilsonvilleoregon.gov>; Brandon.pike@ODAV.oregon.gov; tiffany.ritchey@pgn.com; Jason Roberts <jroberts@wilsonvilleoregon.gov>; Kim Rybold <rybold@wilsonvilleoregon.gov>; Steve Rymer <srymer@wilsonvilleoregon.gov>; Scott Simonton <simonton@wilsonvilleoregon.gov>; Dan Stark <stark@wilsonvilleoregon.gov>; Andy Stone <astone@wilsonvilleoregon.gov>; christine.svetkovich@deq.oregon.gov; RRichardson2@RepublicServices.com; Zach Weigel <weigel@wilsonvilleoregon.gov>; Everett Wild <ewild@wilsonvilleoregon.gov>; wilmesd@wlwv.k12.or.us; ryan.winfree@nwnatural.com

Cc: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>

Subject: Development Review Team Mailing (DB25-0008: Twist Bioscience Storage Buildings)

Development Review Team Members,

Please review the attached materials and submit written comments, requirements, or conditions of approval as follows:

Comments, requirements relating to Public Works Standards, right-of-way, or otherwise needing coordination with Engineering Division: Submit by **4:00 PM, July 17, 2026**, via email to Amy Maag, Development Engineering Manager, at amaag@wilsonvilleoregon.gov.

Comments, requirements relating to Building Code or otherwise needing coordination with Building Division: Submit by **4:00 PM, July 17, 2026**, via email to Dan Carlson, Building Official, at carlson@wilsonvilleoregon.gov.

All other comments, requirements, and final comments, requirements and conditions from Engineering/Building to Planning: Submit by **4:00 PM, July 27, 2026**, via email to Sarah Pearlman, Associate Planner, at spearlman@wilsonvilleoregon.gov.

Thanks for your help!

Shelley White

Administrative Assistant
City of Wilsonville

503.570.1575

swhite@wilsonvilleoregon.gov

www.wilsonvilleoregon.gov



29799 SW Town Center Loop East, Wilsonville, OR 97070

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The Community Development Department has an online application and payment system. You can apply and pay for most applications online. You can register for and access the new system for application and payment at <https://www.wilsonvilleoregon.gov/Online-Portal>. If there are additional questions, please reach out to City staff.



29799 SW Town Center Loop E, Wilsonville, OR 97070
 Phone: 503.682.4960 Fax: 503.682.7025
 Web: www.wilsonvilleoregon.gov

Planning Division Development Permit Application

Item 2.

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:

Name: c/o Rod Walston
 Company: Twist Bioscience
 Mailing Address: 26600 SW Parkway Ave
 City, State, Zip: Wilsonville, Oregon 97070
 Phone: _____ Fax: _____
 E-mail: _____

Property Owner:

Name: c/o Matt Morvai
 Company: SKB-Parkworks LLC
 Mailing Address: 222 SW Columbia St. #700
 City, State, Zip: Portland, OR 97201
 Phone: (503)220-2600 Fax: _____
 E-mail: _____

Authorized Representative:

Name: Sid Hariharan Godt
 Company: Mackenzie
 Mailing Address: 1515 SE Water Ave., Suite 100
 City, State, Zip: Portland, OR 97214
 Phone: (971)346-3700 Fax: _____
 E-mail: shariharangodt@mcknze.com

Property Owner's Signature:


 Printed Name: Matt Morvai Date: 10.2.25

Applicant's Signature: (if different from Property Owner)

 Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: 26600 SW Parkway Ave, Wilsonville, Oregon 97070 Suite/Unit _____
 Project Location: _____
 Tax Map #(s): 3-1W-12 Tax Lot #(s): 511 County: ☐ Washington ☒ Clackamas

Request:

Site improvements to add two (2) hazardous waste storage buildings and CO2 tank

Project Type: ☒ **Class I** ☐ **Class II** ☐ **Class III** ☐

☐ Residential ☐ Commercial ☒ Industrial ☐ Other: _____

Application Type(s):

- | | | | |
|--|---|--|---|
| ☐ Annexation | ☐ Appeal | ☐ Comp Plan Map Amend | ☐ Parks Plan Review |
| ☐ Final Plat | ☐ Major Partition | ☐ Minor Partition | ☐ Request to Modify Conditions |
| ☐ Plan Amendment | ☐ Planned Development | ☐ Preliminary Plat | ☒ Site Design Review |
| ☐ Request for Special Meeting | ☐ Request for Time Extension | ☐ Signs | ☒ Stage II Final Plan Modification |
| ☐ SROZ/SRIR Review | ☐ Staff Interpretation | ☐ Stage I Master Plan | ☐ Variance |
| ☒ Type C Tree Removal Plan | ☐ Tree Permit (B or C) | ☐ Temporary Use | ☐ Other (describe) |
| ☐ Villebois SAP | ☐ Villebois PDP | ☐ Villebois FDP | |
| ☐ Zone Map Amendment | ☐ Waiver(s) | ☐ Conditional Use | |



Updated 3/31/2025 all previous version of this form are obsolete



29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.wilsonvilleoregon.gov

Planning Division Development Permit Application

Item 2.

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:

Name: c/o Emily LeProust
Company: Twist Bioscience
Mailing Address: 681 Gateway Blvd
City, State, Zip: South San Francisco, CA 94080
Phone: _____ Fax: _____
E-mail: _____

Property Owner:

Name: c/o Matt Morvai
Company: SKB-Parkworks LLC
Mailing Address: 222 SW Columbia St. #700
City, State, Zip: Portland, OR 97201
Phone: (503)220-2600 Fax: _____
E-mail: _____

Authorized Representative:

Name: Sid Hariharan Godt
Company: Mackenzie
Mailing Address: 1515 SE Water Ave., Suite 100
City, State, Zip: Portland, OR 97214
Phone: (971)346-3700 Fax: _____
E-mail: shariharangodt@mcknze.com

Property Owner's Signature:

Printed Name: Matt Morvai Date: _____

Applicant's Signature: (if different from Property Owner)

[Signature] CEO
22C4631AFA184A6...
Printed Name: Emily Leproust Date: 10/6/2025

Site Location and Description:

Project Address if Available: 26600 SW Parkway Ave, Wilsonville, Oregon 97070 Suite/Unit _____
Project Location: _____
Tax Map #(s): 3-1W-12 Tax Lot #(s): 511 County: ☐ Washington ☒ Clackamas

Request:

Site improvements to add two (2) hazardous waste storage buildings and CO2 tank

Project Type: Class I ☐ Class II ☐ Class III ☐

☐ Residential ☐ Commercial ☒ Industrial ☐ Other: _____

Application Type(s):

- | | | | |
|--|---|--|--|
| ☐ Annexation | ☐ Appeal | ☐ Comp Plan Map Amend | ☐ Parks Plan Review |
| ☐ Final Plat | ☐ Major Partition | ☐ Minor Partition | ☐ Request to Modify Conditions |
| ☐ Plan Amendment | ☐ Planned Development | ☐ Preliminary Plat | ☒ Site Design Review |
| ☐ Request for Special Meeting | ☐ Request for Time Extension | ☐ Signs | ☒ Stage II Final Plan Modification |
| ☐ SROZ/SRIR Review | ☐ Staff Interpretation | ☐ Stage I Master Plan | ☐ Variance |
| ☒ Type C Tree Removal Plan | ☐ Tree Permit (B or C) | ☐ Temporary Use | ☐ Other (describe) _____ |
| ☐ Villebois SAP | ☐ Villebois PDP | ☐ Villebois FDP | |
| ☐ Zone Map Amendment | ☐ Waiver(s) | ☐ Conditional Use | |

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STAGE II FINAL PLAN MODIFICATION, SITE DESIGN REVIEW, TYPE C TREE REMOVAL PERMIT

To
City of Wilsonville

For
Twist Bioscience

Dated
September 19, 2025
(Revised April 21, 2026)

Project Number
2250173.00



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EXHIBITS

- 1. Signed Application Form
- 2. Aerial Map
- 3. Title Report/Proof of Ownership
- 4. Plan Set and Elevations
- 5. TVF&R Service Provider Letter
- 6. Preliminary Stormwater Memo
- 7. Lighting details and manufacturer cutsheets
- 8. TIA Waiver

I. PROJECT SUMMARY

Applicant:	Twist Bioscience 26600 SW Parkway Avenue Wilsonville, Oregon, 97070
Owner:	SKB-Parkworks LLC
Site Address:	26600 SW Parkway Avenue, Wilsonville, OR 97070
Tax Lots:	31W12 00511
Assessor Site Acreage:	86 AC
Zoning:	Planned Development Industrial (PDI)
Adjacent Zoning:	North, west, south, east: Planned Development Industrial (PDI) Northeast: Planned Development Residential-6 (PDR-6)
Overlay/Plan District:	Significant Resource Overlay Zone (No development is proposed in or near the SROZ area)
Comprehensive Plan:	Industrial
Existing Structures:	One industrial office building
Request:	Planned Development Stage II Modification, Site Plan Review for two (2) new storage buildings and CO2 tank, and Type C Tree Removal.
Project Contact:	Mackenzie Att: Sid Hariharan Godt, Land Use Planner sh@mcknze.com 1515 SE Water Avenue, Suite 100 Portland, OR 97214 503.224.9560

II. INTRODUCTION

Description of Request

The applicant requests approval to construct two (2) new storage buildings totaling approximately 2,000 square feet (SF), and a +/-50' tall CO2 tank, and additional site improvements to support their existing operations.

To construct the building and site improvements, the applicant requests approval of the following land use applications:

1. Stage II Final Plan Modification
2. Site Design Review
3. Type C Tree Removal Permit

The applicant is applying for a consolidated land use application, subject to a Type III procedure.

A pre-application meeting for this project was held on August 7, 2025. The applicant has incorporated recommendations from that meeting into the proposal.

Site and Surrounding Land Use

The site is composed of one (1) tax lot (31W12 00511) and is approximately 86 acres. The site is owned by SKB-Parkworks LLC. The site is bordered by SW Parkway Avenue, which abuts I-5, to the west. The site is bordered to the north by Printer Parkway and an unimproved segment of SW Wiedemann Road, to the east by SW Canyon Creek Road and a site developed with an office building, and to the south by Xerox Drive and other similar uses. Many trees are present on the northeast corner of tax lot 31W12 00511, though no work is proposed in that portion of the site.

The site is zoned for Planned Development Industrial (PDI). The site is largely surrounded by PDI zoned land and area of Planned Development Residential (PDR)-5 across SW Canyon Creek Road and PDR-6 north of the tree cluster (northeast portion of the site).

ParkWorks (previously known as Parkway Woods) is one of the oldest industrial office parks in the City of Wilsonville. First developed in the 1970s as the site of the Tektronix campus, the site has continued to expand over the years. SKB has continued the development of the site with improvements to the existing tenant spaces and site, with minor site and architectural improvements approved in recent years.

Twist Bioscience Background

The applicant, Twist Bioscience, is tenant at the ParkWorks building, occupying roughly 100,000 SF. Twist Bioscience is a manufacturer of synthetic DNA for clients in the biotechnology industry. Twist uses this facility for product development, kitting, and shipping of product to their customers, along with office space for 300 employees. The proposed storage building, site improvements, and CO2 tank will allow Twist to help grow their Wilsonville operations.

Description of Proposed Development

Twist Bioscience is proposing exterior site improvements, including constructing two (2) storage buildings for hazardous materials and biowaste storage. The storage structures total approximately 2,000 SF and measure 15' 10" in height. The storage buildings will be located between the loading dock and equipment area, on the north side of the existing building. To support the storage operations, a new concrete loading area will be located east of the new storage buildings. The loading area will have a canopy, along with a dead-end catch basin.

As part of the site improvements, the applicant is also seeking approval for a CO2 tank, up to 50' in height, to support its operations.

All site changes and building additions will take place in the existing developed areas. Underground utility rerouting is anticipated to remove affected utilities under the structures' footprint. No changes are proposed to vehicle or pedestrian circulation on the campus.

As part of the site improvements, approximately 600 SF of existing landscaping, including three (3) trees, will be removed as an existing nitrogen tank and proposed CO2 tank require a 15' non-combustible material radius. The trees to be removed were planted as part of the prior landscaping plan and will be mitigated for as described further in this proposal.



Figure 1 Aerial Image - Project Site

III. NARRATIVE AND COMPLIANCE

ZONING

Section 4.117. Standards Applying to Industrial Developments in any Zone.

(.01) *All industrial developments, uses, or activities are subject to performance standards. If not otherwise specified in the Planning and Development Code, industrial developments, uses, and activities shall be subject to the performance standards specified in Section 4.135 (.05) (PDI Zone).*

Response: The proposed development includes constructing two (2) storage buildings and a CO2 tank to support an existing industrial use. The applicant has demonstrated compliance with the performance standards in the responses to 4.135.05 herein. This standard is met.

Section 4.118. Standards Applying to all Planned Development Zones.

(.01) *Height Guidelines. In "S" overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:*

- A. *Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.*
- B. *To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.*
- C. *To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.*
- D. *In no case shall the height of duplexes, triplexes, fourplexes, or townhouses be limited to less than the maximum height allowed for detached single-family dwellings in the same zone. In addition, in no case shall the height of triplexes, fourplexes, or townhouses be limited to less than 25 feet.*

Response: The proposal is not located in an "S" overlay zone. This standard does not apply.

(.02) *Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.*

Response: No new public underground utilities are proposed. This standard is not applicable.

(.03) *Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:*

- A. *Waive the following typical development standards:*
 - 1. *Minimum lot area;*
 - 2. *Lot width and frontage;*
 - 3. *Height and yard requirements;*
 - 4. *Lot coverage;*
 - 5. *Lot depth;*
 - 6. *Street widths;*
 - 7. *Sidewalk requirements;*
 - 8. *Height of buildings other than signs;*
 - 9. *Parking space configuration and drive aisle design;*
 - 10. *Minimum number of parking or loading spaces;*
 - 11. *Shade tree islands in parking lots, provided that alternative shading is provided;*

12. Fence height;
13. Architectural design standards;
14. Transit facilities;
15. On-site pedestrian access and circulation standards;
16. Solar access standards, as provided in section 4.137;
17. Open space in the Residential Neighborhood zone; and
18. Lot orientation.

Response: The applicant is not seeking any waivers. This standard is not applicable.

B. *The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:*

1. *Open space requirements in residential areas, except that the Board may waive or reduce open space requirements in the Residential Neighborhood zone. Waivers in compliance with [Section] 4.127(.08)(B)(2)(d);*
2. *Minimum density standards of residential zones. The required minimum density may be reduced by the Board in the Residential Neighborhood zone in compliance with [Section] 4.127(.06) B; and*
3. *Minimum landscape, buffering, and screening standards.*

Response: This proposal is not located in a residential area and the applicant is not proposing waivers to these standards. This criterion does not apply.

C. *The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:*

1. *Maximum number of parking spaces;*
2. *Standards for mitigation of trees that are removed;*
3. *Standards for mitigation of wetlands that are filled or damaged; and*
4. *Trails or pathways shown in the Parks and Recreation Master Plan.*

Response: The applicant is not seeking any waivers. This standard is not applicable.

D. *Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and*

Response: The applicant is not seeking any waivers. This standard is not applicable.

E. *Adopt other requirements or restrictions, inclusive of, but not limited to, the following, except that no additional requirements or restrictions can conflict with established clear and objective standards for residential development or be grounds for denying a residential development proposal when the applicant has selected the clear and objective path for approval:*

1. *Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.*
2. *Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.*
3. *The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street or private drive.*

4. *Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.*
5. *Location and size of off-street loading areas and docks.*
6. *Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.*
7. *Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation which would have an adverse effect on the present or potential development on surrounding properties.*
8. *Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.*
9. *A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.*
10. *Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.*
11. *Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to 110 percent of the cost of the landscaping and installation may be required.*
12. *A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.*

Response: The applicant acknowledges that the Development Review Board may impose other requirements or restrictions, including but not limited to those specified above; however, given the nature of the proposed industrial use and existing operations, the applicant believes it is unnecessary to impose special restrictions or conditions of approval on the development.

- (.04) *The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.*

Response: The applicant acknowledges that the Development Review Board must consider the effects of availability and cost when considering the attachment of conditions as described in Section 4.118 of the WDC. If imposition of conditions depends on consideration of cost factors, the applicant will participate in development cost estimates to inform that discussion; however, the applicant is not aware of any such issues at the time of submitting a complete application package.

- (.05) *The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:*

- A. *Recreational Facilities: The Director, Board, or Council, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development consistent with adopted Park standards and Parks and Recreation Master Plan.*
- B. *Open Space Area: Whenever private and/or common open space area is provided, the City shall require that an association of owners or tenants 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 open space areas and/or common areas that are acceptable to the Development Review Board. Said association shall be formed and continued for the purpose of maintaining such open space area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain said open space area for the purposes intended. The period of existence of such association shall be not less than 20 years and it shall continue thereafter and until a majority vote of the members shall terminate it, and the City Council formally votes to accept such termination.*
- C. *Easements: Easements necessary to the orderly extension of public utilities, and the protection of open space, may be required as a condition of approval. When required, such easements must meet the requirements of the City Attorney prior to recordation.*

Response: The applicant acknowledges that the Planning Director and Development Review Board have this authority; however, establishment of recreational facilities or open space areas would be inconsistent with the City's planning for industrial use of this property.

- (.06) *Nothing in this Code shall prevent the owner of a site that is less than two acres in size from filing an application to rezone and develop the site as a Planned Development. Smaller properties may or may not be suitable for such development, depending upon their particular sizes, shapes, locations, and the nature of the proposed development, but Planned Developments shall be encouraged at any appropriate location.*

Response: The subject site is larger than two (2) acres in size. This standard is not applicable.

- (.07) *Density Transfers. In order to protect significant open space or resource areas, the Development Review Board may authorize the transfer of development densities from one portion of a proposed development to another. Such transfers may go to adjoining properties, provided that those properties are considered to be part of the total development under consideration as a unit.*

Response: The applicant is not proposing a density transfer. This standard does not apply.

- (.08) *Wetland Mitigation and other mitigation for lost or damaged resources. The Development Review Board may, after considering the testimony of experts in the field, allow for the replacement of resource areas with newly created or enhanced resource areas. The Board may specify the ratio of lost to created and/or enhanced areas after making findings based on information in the record. As much as possible, mitigation areas shall replicate the beneficial values of the lost or damaged resource areas.*

Response: No impact to, or replacement of, resource area is proposed. This standard is not applicable.

- (.09) *Habitat-Friendly Development Practices. To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:*
- A. *Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;*
 - B. *Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an*

applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§ 1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§ 300f et seq., and including conditions or plans required by such permit;

- C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and*
- D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.*

Response: No impact is proposed within the SROZ or SROZ impact area. The area of proposed improvements occur with an improved and impervious area of the site. The area of impact during construction is the minimum necessary to construct the proposed improvements.

Section 4.140. Planned Development Regulations.

(.02) Lot Qualification:

- A. Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.*
- B. Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned "PD" or specifically defined as a PD zone by this Code. All sites which are greater than two acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code. Smaller sites may also be developed through the City's PD procedures, provided that the location, size, lot configuration, topography, open space and natural vegetation of the site warrant such development.*

Response: The site exceeds two (2) acres and is designated Industrial in the Comprehensive Plan; it is therefore designated for planned development. This standard applies.

(.03) Ownership:

- A. The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.*
- B. Unless otherwise provided as a condition for approval of a Planned Development permit, the permittee may divide and transfer units or parcels of any development. The transferee shall use and maintain each such unit or parcel in strict conformance with the approval permit and development plan.*

Response: The subject site is one (1) lot with (1) owner. Proof of ownership is included as Exhibit 3. This standard is met.

(.04) Professional Design:

- A. The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.*
- B. Appropriate professionals shall include, but not be limited to the following to provide the elements of the planning process set out in Section 4.139:*
 - 1. An architect licensed by the State of Oregon;*
 - 2. A landscape architect registered by the State of Oregon;*

3. *An urban planner holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the Development Review Board, Planning Commission, or City Council; or*
4. *A registered engineer or a land surveyor licensed by the State of Oregon.*
- C. *One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.*
- D. *The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.*

Response: The applicant certifies that appropriate professionals have been utilized including Oregon-Licensed/registered architects, a professional planner, and a professional engineer. The design team leadership includes the following Mackenzie staff:

- Architect: Chuck Hayward, Registered Architect and Bryan Tranbarger, Registered Architect
- Planner: Sid Hariharan Godt
- Civil Engineer: Nicole Burrell, Professional Engineer

This standard is met.

(.05) Planned Development Permit Process:

- A. *All parcels of land exceeding two acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:*
 1. *Be zoned for planned development;*
 2. *Obtain a planned development permit; and*
 3. *Obtain Planning Director, Development Review Board, or, on appeal, City Council approval.*
- B. *Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197.*
- C. *Development Review Board and Planning Director approval is governed by Sections 4.400 to 4.450.*
- D. *All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:*
 1. *Pre-application conference with Planning Department;*
 2. *Preliminary (Stage I) review by the Development Review Board or the Planning Director for properties within the Coffee Creek Industrial Design Overlay District. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval; and*
 3. *Final (Stage II) review by the Development Review Board or the Planning Director for properties within the Coffee Creek Industrial Design Overlay District.*
 4. *In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan except for properties within the Coffee Creek Industrial Design Overlay District, which may receive separate zone map amendment approvals.*

Response: The site meets the criteria for a planned development. The site is subject to the following prior approvals:

- 74RZ03 Zone Change from RA-1 to Industrial-Tektronix
- 74DR08 Tektronix

- 77DR02 Tektronix Addition
- 78DR05 Tektronix-Site development and architectural plans
- 79DR35 Tektronix-Building 83 for materials storage and handling
- 80DR22 Final site plan for Building 83
- 88AR40 Divide Tektronix campus into 2 Parcels
- AR15-0031 Xerox Campus Partition
- DB20-0028 through DB20-0031 Parkway Woods Remodel
- SI20-0002 SROZ Review
- TR20-0164 Parkway Woods Type C Tree Removal Permit
- AR21-0016 Parkway Woods Revisions

This consolidated application seeks approval of a Stage II Final Development Plan of prior approvals, Site Design Review, and Type C Tree Removal. These provisions allow applicants to combine approval requests in this manner. These provisions are satisfied.

(.06) Staff Report:

- A. *The planning staff shall prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the land use designated on the Comprehensive Plan. If there is a disagreement as to whether the use contemplated is consistent, the applicant, by request, or the staff, may take the preliminary information provided to the Development Review Board for a use interpretation.*
- B. *The applicant may proceed to apply for Stage I—Preliminary Approval - upon determination by either staff or the Development Review Board that the use contemplated is consistent with the Comprehensive Plan.*

Response: The applicant is requesting Stage II Modification, Site Design Review, and Type C Tree Removal approvals as part of this application, and requests prompt review of the complete application package.

(.07) Preliminary Approval (Stage One):

- A. *Applications for preliminary approval for planned developments shall:*
 1. *Be made by the owner of all affected property or the owner's authorized agent; and*
 2. *Be filed on a form prescribed by the City Planning Department and filed with said Department.*
 3. *Set forth the professional coordinator and professional design team as provided in subsection (.04), above.*
 4. *State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.*

Response: The subject site has a valid Stage I Preliminary Approval. No modification to the Stage I Preliminary approval is sought as part of this application package.

- B. *The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impact of the development on the community; and, in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:*
 1. *A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.*
 2. *Topographic information as set forth in Section 4.035.*
 3. *A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre. Developments within the RN zone*

shall show how the proposed number of units complies with the applicable maximum and minimum provisions of the RN zone.

4. *A stage development schedule demonstrating that the developer intends receive Stage II approval within two years of receiving Stage I approval, and to commence construction within two years after the approval of the final development plan, and will proceed diligently to completion; unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.*
5. *A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.*
6. *If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.*
7. *Statement of anticipated waivers from any of the applicable site development standards.*

Response: The subject site has a valid Stage I Preliminary Approval. No modification to the Stage I Preliminary approval is sought as part of this application package.

C. *An application for a Stage I approval shall be considered by the Development Review Board as follows:*

1. *A public hearing as provided in Section 4.013.*
2. *After such hearing, the Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in its judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Board may, in its discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. It shall do so only upon evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.*
3. *A final decision on a complete application and preliminary plan shall be rendered within 120 days after the application is deemed complete unless a continuance is agreed upon by the applicant and the appropriate City decision-making body.*
4. *The determination of the Development Review Board shall become final at the end of the appeal period for the decision, unless appealed to the City Council in accordance with Section 4.022 of this Code.*

Response: This provision provides procedural guidance for implementation and requires no evidence within the applicant's narrative.

D. *As provided in Section 4.134, an application for a Stage I approval within the Coffee Creek Industrial Design Overlay District may be considered by the Planning Director as follows:*

1. *A Class II—Administrative Review as provided in Section 4.035(.03).*
2. *After considering available information, the Planning Director shall determine whether the proposal conforms to the permit criteria set forth in this Code and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in his or her judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Planning Director may, in his or her*

discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. The Planning Director shall do so only upon receiving evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.

3. *A final decision on a complete application and preliminary plan shall be rendered within 12 days after the application is deemed complete unless a continuance is agreed upon by the applicant and the Planning Director.*
4. *The determination of the Planning Director shall become final at the end of the appeal period for the decision, unless appealed to the Development Review Board in accordance with Section 4.022 of this Code.*

Response: The subject site is not in the Coffee Creek Industrial Design Overlay District. This standard is not applicable.

(.09) Final Approval (Stage Two):

- A. *Unless an extension has been granted by the Planning Director, within two years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall be held on each such application as provided in Section 4.013. As provided in Section 4.134, an application for a Stage II approval within the Coffee Creek Industrial Design Overlay District may be considered by the Planning Director without a public hearing as a Class II Administrative Review as provided in Section 4.035(.03).*
- B. *The Development Review Board or Planning Director, as applicable, shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.*
- C. *The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:*
 1. *The location of water, sewerage and drainage facilities;*
 2. *Preliminary building and landscaping plans and elevations, sufficient to indicate the general character of the development;*
 3. *The general type and location of signs;*
 4. *Topographic information as set forth in Section 4.035;*
 5. *A map indicating the types and locations of all proposed uses; and*
 6. *A grading plan.*
- D. *The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development. However, Site Design Review is a separate and more detailed review of proposed design features, subject to the standards of Section 4.400.*

Response: The applicant is requesting approval of a Stage II Modification, together with Site Design Review and Type C Tree Removal, as part of this application. Accordingly, the final plan provides sufficient information regarding conformance with both the Stage II Final Approval and Site Design Review. This standard is met.

- E. *Copies of legal documents required by the Development Review Board or Planning Director, as applicable, for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.*

Response: As the applicant is requesting Stage II Modification approval as part of this application, the Development Review Board has not yet required dedication or reservation of public facilities. The proposed development does not propose the construction of any new public utility facilities and there is no reason to form a homeowner's association or other entity to support this office development. This standard does not apply.

- F. *Within 30 days after the filing of the final development plan, the Planning staff shall forward such development plan and the original application to the Tualatin Valley Fire and Rescue District, if applicable, and other agencies involved for review of public improvements, including streets, sewers and drainage. The Development Review Board or Planning Director, as applicable, shall not act on a final development plan until it has first received a report from the agencies or until more than 30 days have elapsed since the plan and application were sent to the agencies, whichever is the shorter period.*

Response: This provision provides procedural guidance for implementation and requires no evidence from the applicant.

- G. *Upon receipt of the final development plan, the Development Review Board or Planning Director, as applicable shall examine such plan and determine:*
1. *Whether it conforms to all applicable criteria and standards; and*
 2. *Whether it conforms in all substantial respects to the preliminary approval; or*
 3. *Require such changes in the proposed development or impose such conditions of approval as are in its judgment necessary to insure conformity to the applicable criteria and standards.*
- H. *If the Development Review Board or Planning Director, as applicable, permits the applicant to revise the plan, it shall be resubmitted as a final development plan within 60 days. If the Board or Planning Director approves, disapproves or grants such permission to resubmit, the decision of the Board shall become final at the end of the appeal period for the decision, unless appealed to the City Council, in accordance with Sections 4.022 of this Code.*

Response: As the applicant is requesting a Stage II Modification approval as part of this application, the final development plan is integrally consistent with the preliminary development plan. The applicant's narrative and accompanying plans and reports demonstrate conformance with applicable approval standards for the Planned Development and Site Design Review. This standard is met.

- I. *All Stage II Site Development plan approvals shall expire two years after their approval date, if substantial development has not occurred on the property prior to that time. Provided, however, that the Planning Director may extend these expiration times for up to three additional periods of not more than one year each. Applicants seeking time extensions shall make their requests in writing at least one days in advance of the expiration date. A development approval shall not expire prior to a decision on the granting of this time extension if the request was submitted in accordance with this subsection. Requests for time extensions shall only be granted upon (1) a showing that the applicant has in good faith attempted to develop or market the property in the preceding year or that development can be expected to occur within the next year, and (2) payment of any and all Supplemental Street SDCs applicable to the development. Upon such payment, the development shall have vested traffic generation rights under [section] 4.140(.10), provided however, that if the Stage II approval should expire, the vested right to use trips is terminated upon City repayment, without interest, of Supplemental Street SDCs. For purposes of this Ordinance, "substantial development" is*

deemed to have occurred if the required building permits or public works permits have been issued for the development, and the development has been diligently pursued, including the completion of all conditions of approval established for the permit.

Response: The applicant intends to construct the proposed buildings and site improvements in one (1) implementation phase promptly after land use approval, and well within the allotted time period. To that end, the applicant is requesting Stage II Modification approval, together with Site Design Review and other land use requests, as part of this consolidated application. This standard is met.

J. A planned development permit may be granted by the Development Review Board or Planning Director, as applicable, only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:

1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

Response: The subject site is in the PDI zone. The prior land use approvals and industrial flex use as an allowed use on this specific subject site. The location, design, and site plan of the proposed development complies with applicable zoning regulations as described in the responses to Section 4.154-4.199. This standard is met.

2. That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City's adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

a. In determining levels of Service D, the City shall hire a traffic engineer at the applicant's expense who shall prepare a written report containing the following minimum information for consideration by the Development Review Board:

- i. An estimate of the amount of traffic generated by the proposed development, the likely routes of travel of the estimated generated traffic, and the source(s) of information of the estimate of the traffic generated and the likely routes of travel;*
- ii. What impact the estimate generated traffic will have on existing level of service including traffic generated by (1) the development itself, (2) all existing developments, (3) Stage II developments approved but not yet built, and (4) all developments that have vested traffic generation rights under section 4.140(.10), through the most probable used intersection(s), including state and county intersections, at the time of peak level of traffic. This analysis shall be conducted for each direction of travel if backup from other intersections will interfere with intersection operations.*

- b. *The following are exempt from meeting the Level of Service D criteria standard:*
 - i. *A planned development or expansion thereof which generates three new p.m. peak hour traffic trips or less;*
 - ii. *A planned development or expansion thereof which provides an essential governmental service.*
- c. *Traffic generated by development exempted under this subsection on or after Ordinance No. 463 was enacted shall not be counted in determining levels of service for any future applicant.*
- d. *Exemptions under 'b' of this subsection shall not exempt the development or expansion from payment of system development charges or other applicable regulations.*
- e. *In no case will development be permitted that creates an aggregate level of traffic at LOS "F".*

Response: The applicant has requested a waiver to the Traffic Impact Study (TIS). City engineering staff explained that the City's traffic consultant has deemed a waiver appropriate as the increase of building area will generate less than three (3) trips. City engineering staff has noted that formal documentation will be provided to City planning staff as part of the land use review process. This standard is satisfied.

- 3. *That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.*

Response: The applicant has requested a waiver to the Traffic Impact Study (TIS). City engineering staff explained that the City's traffic consultant has deemed a waiver appropriate as the increase of building area will generate less than three (3) trips. City engineering staff has noted that formal documentation will be provided to City planning staff as part of the land use review process. This standard is satisfied.

- K. *Mapping: Whenever a Planned Development permit has been granted, and so long as the permit is in effect, the boundary of the Planned Development shall be indicated on the Zoning Map of the City of Wilsonville as the appropriate "PD" Zone.*

Response: This provision provides procedural guidance to staff for implementation and requires no evidence from the applicant.

(.10) *Adherence to Approved Plans, Modification.*

- A. *Adherence to Approved Plan and Modification Thereof: The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development. The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Director of Planning if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.*

Response: This application is for a Stage II Final Plan Modification, requiring a public hearing before the Development Review Board (DRB). The applicant has requested consolidation with other required approvals.

- B. *In the event of a failure to comply with the approved plan or any prescribed condition of approval, including failure to comply with the stage development schedule, the Development Review Board may, after notice and hearing, revoke a Planned Development permit. General economic conditions that affect all in a similar manner may be considered as a basis for an extension of a development schedule. The determination of the Board shall become final 30 days after the date of decision unless appealed to the City Council.*

Response: The Applicant intends to comply with the approved plan and participate with staff in framing reasonable and clear conditions of approval to facilitate the implementation process (or something similar). The applicant understands that failure to comply may, after notice and hearing, result in revocation of a Planned Development Permit. No evidence from the Applicant, at this time, is required to show compliance with this provision.

- C. *Approved plans and non-conforming status with updated zoning and development standards.*

1. *Approved plans are the basis of legal conforming status of development except where one of the following occurs, at which point, the approved planned development becomes legally non-conforming:*
 - a. *the zoning of land within the plan area has been changed since adoption of the plan; or*
 - b. *the zoning standards for the zone under which it was approved have been substantially modified (50 percent or more of the regulatory standards have been modified as determined by the Planning Director); or*
 - c. *the City Council declared all planned developments in a certain zone or zones to be legal non-conforming as part of an ordinance to update or replace zoning standards; or*
 - d. *the City Council declared, by a stand-alone ordinance, planned developments in a certain zone not complying with current standards to be legal non-conforming. The City Council may, in an ordinance establishing non-conforming status of a planned development, declare the entire planned development to be non-conforming or declare certain standards established in the planned development to be non-conforming (i.e., lot coverage, setbacks, stormwater standards).*
2. *If one of the conditions of subsection 1. is met, development that is consistent with the approved plan, but not complying with current zoning standards, shall be considered legal non-conforming and subject to the standards of Sections 4.189 thru 4.192.*
3. *In no case shall a planned development approved within the previous 24 months, or under a time-extension under WC Section 4.023, be considered non-conforming; but automatically will become non-conforming after 24-months, and the end of any extensions, if it otherwise would qualify as legally non-conforming or is so declared pursuant to this subsection.*

Response: This application seeks Modification to a prior Stage II Final Plan approval. The approved remain confirming with respect to the items specific in the provision above. This standard is not applicable.

- D. *The following are exempt from established residential density requirements beyond one unit per lot.*

1. *Accessory Dwelling Units.*
2. *Duplexes.*

3. *Triplexes.*
4. *Quadplexes.*
5. *Cluster housing.*

Response: No residential development is proposed. This standard is not applicable.

- E. For new townhouses in existing residential planned developments in residential zones, the allowed density shall be the lesser of: (1) Four times the maximum net density for the lot(s) or parcel(s) established in the approved plan, or (2) 25 units per acre.*

Response: No residential development is proposed. This standard is not applicable.

- F. Notwithstanding Subsection C. above, single-family residential development built consistent with an approved master plan in the Planned Development Commercial or Planned Development Industrial zones prior to November 18, 2021 shall continue to be legal conforming uses. However, all lots within these master plans that allow for detached single-family must also allow all middle housing types with density exemptions and allowances consistent with D. and E. above. In addition, any lot coverage maximums established in the master plans less than those listed in Table 2 of Subsection 4.124(.07) are superseded by lot coverage standards in that table.*

Response: No residential development is proposed. This standard is not applicable.

- (.11) Early Vesting of Traffic Generation. Applicants with Stage I or Master Plan approvals occurring after June 2, 2003 may apply to vest the right to use available transportation capacity at the intersections of Wilsonville Road with Boone's Ferry Road and with Town Center Loop West, and/or the I-5 interchange. Vesting for properties with such approvals shall occur upon execution of a vesting agreement satisfactory to the City, which agreement shall include a proposed development schedule or phasing plan and either provide for the payment of any and all Supplemental Street SDCs or provide other means of financing public improvements. Vesting for properties pending such approvals shall occur upon such agreement and the date the approvals are final.*

The number of trips vested is subject to modification based upon updated traffic analysis associated with subsequent development approvals for the property. A reduction in vested trips shall attend repayment of vesting fees by the City. An increase in available vested trips shall occur upon payment of necessary vesting fees.

Vesting shall remain valid and run with the property, unless an approval that is necessary for vesting to occur is terminated or a vesting agreement is terminated. If the vested right to use certain trips is lost or terminated, as determined by the Community Development Director with the concurrence of City Council, such trips shall be made available to other development upon City repayment, without interest, of associated vesting fees.

Response: The applicant is not proposing to vest trips or utilize vested trips. This standard is not applicable.

Section 4.135. PDI—Planned Development Industrial Zone.

- (.01) Purpose. The purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses.*

Response: The applicant is requesting approval to construct storage buildings and add a CO2 tank. The proposed site improvements will serve and provide support for the existing industrial uses on site. These types of improvements are consistent with similar operations in the PDI zone. The proposed improvements meet the purpose of the PDI zone.

(.02) *The PDI Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.*

Response: The applicant has provided responses to Section 4.140 within this narrative. This standard is satisfied.

(.03) *Uses that are typically permitted:*

- A. *Warehouses and other buildings for storage of wholesale goods, including cold storage plants.*
- B. *Storage and wholesale distribution of agricultural and other bulk products, provided that dust and odors are effectively contained within the site.*
- C. *Assembly and packing of products for wholesale shipment.*
- D. *Manufacturing and processing.*
- E. *Motor vehicle services, or other services complementary or incidental to primary uses, and which support the primary uses by allowing more efficient or cost-effective operations.*
- F. *Manufacturing and processing of electronics, technical instrumentation components and health care equipment.*
- G. *Fabrication.*
- H. *Office complexes—Technology.*
- I. *Corporate headquarters.*
- J. *Call centers.*
- K. *Research and development.*
- L. *Laboratories.*
- M. *Repair, finishing and testing of product types manufactured or fabricated within the zone.*
- N. *Industrial services.*
- O. *Any use allowed in a PDC Zone, subject to the following limitations:*
 - 1. *Service Commercial uses (defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices) not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.*
 - 2. *Office Complex Use (as defined in Section 4.001) shall not exceed 30 percent of total floor area within a project site.*
 - 3. *Retail uses, not to exceed 5,000 square feet of indoor and outdoor sales, service or inventory storage area for a single building and 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.*
 - 4. *Combined uses under Subsections 4.135(.03)(O.)(1.) and (3.) shall not exceed a total of 5,000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.*
- P. *Training facilities whose primary purpose is to provide training to meet industrial needs.*
- Q. *Public facilities.*
- R. *Accessory uses, buildings and structures customarily incidental to any permitted uses.*
- S. *Temporary buildings or structures for uses incidental to construction work. Such structures to be removed within 30 days of completion or abandonment of the construction work.*
- T. *Other similar uses, which in the judgment of the Planning Director, are consistent with the purpose of the PDI Zone.*

Response: The applicant is seeking approval for site improvements to support their work in research and biotechnology already occurring on the subject site. These uses fall into the permitted uses of Research and Development (K.) and Laboratories (L.) and have been approved by the City of Wilsonville in prior land use decisions. This standard is met.

(.04) *Block and access standards. The PDI zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.02) and (.03).*

Response: No new block or access creation is proposed as part of this application. The lot access and block configuration were approved as part of the prior approvals and remain unchanged with this application. The block standards of 4.131.03 pertain to residential or mixed-use development; therefore, those standards are not applicable to this commercial development proposal.

(.05) *Performance Standards. The following performance standards apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.*

- A. *All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.*
- B. *Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property on which the use is located.*
- C. *Emission of odorous gases or other odorous matter in quantities as detectable at any point on any boundary line of the property on which the use is located shall be prohibited.*
- D. *Any open storage shall comply with the provisions of Section 4.176, and this Section.*
- E. *No building customarily used for night operation, such as a baker or bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any residential district.*
- F. *Heat and Glare:*
 - 1. *Operations producing heat or glare shall be conducted entirely within an enclosed building.*
 - 2. *Exterior lighting on private property shall be screened, baffled, or directed away from adjacent residential properties. This is not intended to apply to street lighting.*
- G. *Dangerous Substances. Any use which involves the presence, storage or handling of any explosive, nuclear waste product, or any other substance in a manner which would cause a health or safety hazard for any adjacent land use or site shall be prohibited.*
- H. *Liquid and Solid Wastes:*
 - 1. *Any storage of wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.*
 - 2. *Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required in Section 4.176.*
 - 3. *No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.*
 - 4. *No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.*
 - 5. *All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream, or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.*

6. All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary and storm sewer discharges.
- I. Noise. Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations.
 - J. Electrical Disturbances. Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI zone which interfere with the normal operation of equipment or instruments within the PDI Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential use areas are also prohibited.
 - K. Discharge Standards. There shall be no emission of smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon the request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.
 - L. Open burning is prohibited.
 - M. Storage:
 - 1. Outdoor storage must be maintained in an orderly manner at all times.
 - 2. Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.
 - 3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six feet in height.
 - N. Landscaping:
 - 1. Unused property, or property designated for expansion or other future use, shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such things as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.
 - 2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberries, English ivy, cherry Laurel, reed canary grass or other identified invasive plants shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located within a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.
 - 3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.

Response: The proposed storage buildings and site improvements are not seeking approval to conduct on-site activities that would violate the performance standards of this section. Though storage of hazardous materials is proposed, the materials will be in rated buildings with a spill containment system.

No discharge or open burning is proposed to occur on site. While not proposed or expected, but in the event any material is stored outside, it will be stored in the existing utility yard which is screened by a 6' high sight obscuring fence. This standard is met.

(.06) *Other Standards:*

A. *Minimum Individual Lot Size. No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).*

Response: The applicant is not proposing any changes to the lot size. The site is 86 acres and is consistent with other provisions. This standard is met.

B. *Maximum Lot Coverage. No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).*

Response: The Compliance with other applicable provisions of the Wilsonville Code is described in their respective Section(s). This standard is met.

C. *Front Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.*

Response: The location of the proposed buildings is approximately 300' from Printer Parkway (well over 30' feet from the property line). This standard is met.

D. *Rear and Side Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setbacks on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.*

Response: The location of the proposed buildings is approximately 1,000' from SW Parkway Avenue (well over 30' feet from the property line). This standard is met.

E. *No setback is required when side or rear yards abut on a railroad siding.*

Response: There are no railroad sidings abutting this site. This standard is not applicable.

F. *Corner Vision: Corner lots shall have no sight obstruction to exceed the vision clearance standards of Section 4.177.*

Response: The subject site is not a corner lot. This standard is not applicable.

G. *Off-Street Parking and Loading: As provided in Section 4.155.*

Response: Compliance with Section 4.155 and other applicable provisions of the Wilsonville Code is described in their respective Section(s). This standard is met.

H. *Signs: As provided in Sections 4.156.01 through 4.156.11.*

Response: The applicant is not proposing any new signs. This standard is not applicable.

GENERAL DEVELOPMENT REGULATIONS

Section 4.154. On-site Pedestrian Access and Circulation.

(.01) *On-site Pedestrian Access and Circulation:*

A. *The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.*

B. *Standards. Development shall conform to all of the following standards:*

1. *Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.*

Response: As shown on Sheet C1.10 of Exhibit 4, the proposed improvements will occur within a fenced and secure yard. There is no change proposed to the existing pedestrian circulation that was approved as part of prior approvals. This standard is met.

2. *Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:*
 - a. *Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.*
 - b. *The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.*
 - c. *The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.*
 - d. *All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)B.3.d.*

Response: As shown on Sheet C1.10 of Exhibit 4, the proposed improvements will occur within a fenced and secure yard. There is no change proposed to the existing pedestrian circulation that was approved as part of prior approvals. This standard is met.

3. *Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.*

Response: On the north side of the proposed expansion of the exterior yard area (where the new storage buildings will be located) there is an adjacent walkway that connects an existing sidewalk (on the east end of the area of improvements), across the existing loading dock entrance to the sidewalk of the western side of the loading dock entrance. The pedestrian pathway in this portion of the site is currently marked with contrasting paint. With the proposed improvements, the contrasting striped walkway will be maintained due to the new off-loading area and as the location of the striped walkway is inset from the raised curb on either side of the existing loading area. Therefore, bollards are not necessary to meet this standard. This standard is met.

4. *Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).*

Response: As shown on Sheet C1.10 of Exhibit 4, the area where the pathway crosses the loading dock entrance will continue to be marked with contrasting paint. This standard is met.

5. *Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five*

feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

Response: As shown on Sheet C1.10 of Exhibit 4, pathways will be asphalt and repainted with contrasting paint after improvements are completed. This standard is met.

6. *All pathways shall be clearly marked with appropriate standard signs.*

Response: The contrasting paint marking the boundaries of the pathway provides adequate indication of a pathway as shown on Sheet C1.10 of Exhibit 4. This standard is met.

Section 4.155. General Regulations—Parking, Loading and Bicycle Parking.

(.02) General Provisions:

A. *The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.*

1. *The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code.*

2. *Waivers to the parking, loading, or bicycle parking standards shall only be issued upon a finding that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.*

Response: The applicant acknowledges the continuing obligation to provide and maintain parking for site users. No waivers to the parking, loading, or bicycle parking standards are requested with this proposal.

B. *No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director.*

Response: The applicant is not proposing any additional parking space or parking spaces area as part of this proposal. This standard is not applicable.

C. *In cases of enlargement of a building or a change of use from that existing on the effective date of this Code, the number of parking spaces required shall be based on the additional floor area of the enlarged or additional building, or changed use, as set forth in this Section. Current development standards, including parking area landscaping and screening, shall apply only to the additional approved parking area.*

Response: The subject site is within a ½ mile of the SMART Route 2X, therefore there is no minimum number of required parking spaces per the City of Wilsonville's OAR 660-012-0430 and OAR 660-012-0440 guidance document. This standard is not applicable.

D. *In the event several uses occupy a single structure or lot, the total requirement for off-street parking shall be the sum of the requirements of the several uses computed separately, except as modified by subsection "E," below. Within the TC Zone, the cumulative number of parking spaces required by this subsection may be reduced by 25 percent.*

Response: The subject site is within a ½ mile of the SMART Route 2X, therefore there is no minimum number of required parking spaces per the City of Wilsonville's OAR 660-012-0430 and OAR 660-012-0440 guidance document. This standard is not applicable.

- E. *Owners of two or more uses, structures, or lots may utilize jointly the same parking area when the peak hours of operation do not overlap, provided satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them.*

Response: The applicant is not seeking a joint parking arrangement. This standard is not applicable.

- F. *Off-street parking spaces existing prior to the effective date of this Code may be included in the amount necessary to meet the requirements in case of subsequent enlargement of the building or use to which such spaces are necessary.*

Response: The subject site is within a ½ mile of the SMART Route 2X, therefore there is no minimum number of required parking spaces per the City of Wilsonville's OAR 660-012-0430 and OAR 660-012-0440 guidance document. This standard is not applicable.

- G. *Off-Site Parking. Except for single-family dwellings and middle housing, the vehicle parking spaces required by this Chapter may be located on another lot, provided the lot is within 500 feet of the use it serves and the DRB has approved the off-site parking through the Land Use Review. The distance from the parking area to the use shall be measured from the nearest parking space to the main building entrance, following a sidewalk or other pedestrian route. Within the TC Zone there is no maximum distance to an off-site location provided the off-site parking is located within the TC Zone. The right to use the off-site parking must be evidenced in the form of recorded deeds, easements, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them. Within the TC zone, there is no maximum distance to an off-site location provided the off-site parking is located within the TC Zone.*

Response: The proposed development does not involve any additional off-site vehicle parking spaces. This standard does not apply.

- H. *The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary use permit is approved pursuant to Section 4.163.*

Response: No business activity is proposed in required parking spaces. Additionally, the subject site is within a ½ mile of the SMART Route 2X, therefore there is no minimum number of required parking spaces per the City of Wilsonville's OAR 660-012-0430 and OAR 660-012-0440 guidance document. This standard is not applicable.

- I. *Where the boundary of a parking lot adjoins or is within a residential district, such parking lot shall be screened by a sight-obscuring fence or planting. The screening shall be continuous along that boundary and shall be at least six feet in height.*

Response: The boundary of the parking lot does not adjoin, or is not within, a residential district. This standard is not applicable.

- J. *Parking spaces along the boundaries of a parking lot over 650 square feet in area, excluding access areas, shall be provided with a sturdy bumper guard or curb at least six inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.*

Response: No new parking spaces are proposed. This standard is not applicable.

- K. *All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as pervious materials (i. e. pavers, concrete, asphalt) that*

is found by the City's authorized representative to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City's authorized representative shall be provided.

Response: As shown on Sheet C1.10 of Exhibit 4, a small portion of the existing circulation area will need to be removed for the site improvements, and will be replaced with asphalt, matching the existing condition.

L. Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.

Response: The applicant has provided code-compliant lighting, as described further in the responses to Section 4.199 herein. This standard is met.

M. Off-street parking requirements for types of uses and structures not specifically listed in this Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.

Response: The subject site is within a ½ mile of the SMART Route 2X, therefore there is no minimum number of required parking spaces per the City of Wilsonville's OAR 660-012-0430 and OAR 660-012-0440 guidance document. This standard is not applicable.

N. Up to 40 percent of the off-street spaces may be compact car spaces as identified in Section 4.001 - "Definitions," and shall be appropriately identified.

Response: The subject site is within a ½ mile of the SMART Route 2X, therefore there is no minimum number of required parking spaces per the City of Wilsonville's OAR 660-012-0430 and OAR 660-012-0440 guidance document. No new parking is proposed. This standard is not applicable.

O. Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven feet in depth.

Response: No new parking is proposed. This standard is not applicable.

P. Parklets are permitted within the TC Zone on up to two parking spaces per block and shall be placed in front of the business. Placement of parklet requires a temporary right-of-way use permit and approval by the City Engineer.

Response: The subject site is not in the TC Zone. This standard is not applicable.

Q. Residential garages shall not count towards minimum parking requirements unless all of the following criteria are met:

Response: The proposed development does not include a residential garage. This standard does not apply.

R. Public sidewalks, public sidewalk easements or other public non-vehicle pedestrian easement areas shall not be counted towards the area of parking spaces or used for parking.

Response: No new public sidewalks, public sidewalk easements, or other public non-vehicle pedestrian easement areas are proposed or counted towards the area of parking spaces or used for parking.

(.03) *Minimum and Maximum Off-Street Parking Requirements:*

A. *Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:*

1. *Separate loading and delivery areas and circulation from customer and/or employee parking and pedestrian areas. Circulation patterns shall be clearly marked.*
2. *To the greatest extent possible, separate vehicle and pedestrian traffic.*

Response: No new parking areas are proposed. A new off-loading area is proposed, east of the new storage buildings. The new off-loading area is located inset from the vehicle parking and pedestrian circulation areas as shown on Sheet C1.10 of Exhibit 4. Additionally, the new off-loading area will be access restricted which will minimize opportunities for pedestrian interaction. This standard is met.

B. *Parking areas over 650 square feet, excluding access areas, and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:*

1. *Landscaping of at least ten percent of the parking area designed to be screened from view from the public right-of-way and adjacent properties. This landscaping shall be considered to be part of the 15 percent total landscaping required in Section 4.176.03 for the site development.*

Response: No new parking areas are proposed. This standard is not applicable.

2. *Landscape tree planting areas shall be a minimum of eight feet in width and length and spaced every eight parking spaces or an equivalent aggregated amount.*

- a. *Trees shall be planted in a ratio of one tree per eight parking spaces or fraction thereof, except in parking areas of more than 200 spaces where a ratio of one tree per six spaces shall be applied as noted in subsection [4.155](.03)B.3. A landscape design that includes trees planted in areas based on an aggregated number of parking spaces must provide all area calculations.*
- b. *Except for trees planted for screening, all deciduous interior parking lot trees must be suitably sized, located, and maintained to provide a branching minimum of seven feet clearance at maturity.*

Response: No new landscape tree planting areas (landscape islands) are proposed as no new parking area is proposed. This standard is not applicable.

3. *Due to their large amount of impervious surface, new development with parking areas of more than 200 spaces that are located in any zone, and that may be viewed from the public right-of-way, shall be landscaped to the following additional standards:*

Response: The proposed development does not include a new parking area of more than 200 spaces. This standard does not apply.

(.05) *Minimum Off-Street Loading Requirements:*

A. *Every building that is erected or structurally altered to increase the floor area, and which will require the receipt or distribution of materials or merchandise by truck or similar vehicle, shall provide off-street loading berths on the basis of minimum requirements as follows:*

1. *Commercial, industrial, and public utility uses which have a gross floor area of 5,000 square feet or more, shall provide truck loading or unloading berths in accordance with the following tables:*

Response: The existing main building is over 100,000 SF in size and has more than three (3) loading berths, which are proposed to remain. The proposed storage buildings do not require additional loading berths per City Code. This standard is met.

Section 4.175. Public Safety and Crime Prevention.

Response: Although the proposed improvements cannot be seen from the site frontages, the proposed site plan is designed to provide visibility of active use parts of the site and the building. Additionally, the exterior yard (where the new buildings will be located) will be access restricted and closely monitored. The standard of this section area met.

Section 4.176. Landscaping, Screening, and Buffering.

(.02) Landscaping and Screening Standards:

C. General Landscaping Standard:

1. *Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.*
2. *Required materials. Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:*
 - a. *Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.*
 - b. *Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.*

Response: The landscape area where an approximately 576 SF reduction in grass and removal of three (3) trees is proposed, is less than 30' deep. As shown on Sheet C1.10 of Exhibit 4, with the proposed trees, one (1) new tree is provided for every 30 linear feet (on average) for the section of landscaping north of the new and existing tanks. This standard is met.

(.03) Landscape Area. *Not less than 15 percent of the total lot area, shall be landscaped with vegetative plant materials. The ten percent parking area landscaping required by section 4.155.03(B)(1) is included in the 15 percent total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable. (For recommendations refer to the Native Plant List maintained by the City of Wilsonville).*

Response: The total lot area is approximately 86 acres. Nearly 50% of the lot is landscaped with vegetative plant material. The removal of approximately 576 SF of landscape area will be de minimis to the overall site, which will remain well over the 15% minimum requirement. This standard continues to be met with the proposed improvements.

(.06) *Plant Materials:*

- B. *Trees. All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:*
1. *Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of two inch caliper.*
 2. *Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1¾ inch to 2 inch caliper.*
 3. *Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1¾ inch minimum caliper.*
 4. *Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight feet.*
 5. *Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six feet.*

Response: As shown on Sheet C1.10 of Exhibit 4, the proposed replacement trees are Douglas-Fir and will be of at least 8' in height at installation. The planting details on Sheet C1.10 of Exhibit 4 satisfy the planting requirements of this provision. This standard is met.

(.07) *Installation and Maintenance:*

- A. *Installation. Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.*
- B. *Maintenance. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.*
- C. *Irrigation. The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:*
1. *A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.*
 2. *A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.*
 3. *Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.*
 4. *A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community*

Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.

- D. Protection. All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.*

Response: Sheet C1.01 of Exhibit 4 demonstrates the feasibility of installing, maintaining, and irrigating landscape materials in compliance with these requirements. Compliance can be assured through imposition of a condition of approval.

Section 4.177. Street Improvement Standards.

Response: No street improvements are warranted or proposed as part of this application. This standard is not applicable.

Section 4.179. Mixed Solid Waste and Recyclables Storage in New Multi-Family Residential and Non-Residential Buildings.

Response: As the proposed storage buildings will contain waste that will be serviced by a specialized waste materials handler, there will be no new waste or recycling items entering the waste stream that is currently serviced by the franchise hauler (Republic Services). No change is proposed to the existing franchise-hauler waste and recyclable storage or access. This standard is not applicable.

Section 4.199 Outdoor Lighting

Section 4.199.20. Applicability.

(.01) This Ordinance is applicable to:

- A. Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.*
- B. Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.*

Response: The proposed development is for a storage (industrial) buildings; therefore, this section applies.

(.02) Exemption. The following luminaires and lighting systems are EXEMPT from these requirements:

- A. Interior lighting.*
- B. Internally illuminated signs.*
- C. Externally illuminated signs.*
- D. Temporary lighting for theatrical, television, and performance areas.*
- E. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.*
- F. Building Code required exit path lighting.*
- G. Lighting specifically for stairs and ramps.*
- H. Temporary and seasonal lighting provided that individual lamps are 10 watts or less.*
- I. Lighting required and/or regulated by the City (i.e. construction related activities), Federal Aviation Administration, U.S. Coast Guard or other Federal or State agency.*
- J. Single-family residential lighting.*
- K. Code Required Signs.*
- L. American flag.*
- M. Landscape lighting.*

- N. *Lights approved by the City through an Administrative Review Temporary Use Permit process.*
- O. *Public street lights.*
- P. *ATM security lighting.*
- Q. *Those "Exceptions" listed in the "Exterior Lighting Power Allowance" provisions of the Oregon Energy Efficiency Specialty Code.*

Response: The applicant is seeking approval of those lighting systems which do not fall into the exemptions listed above.

Section 4.199.30. Lighting Overlay Zones.

(.01) The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.

- A. *Property may contain more than one lighting zone depending on site conditions and natural resource characteristics.*

Response: As illustrated in Figure 30 (in Section 4.199.60 below), this site and neighboring properties on all sides are entirely in Lighting Zone LZ 2. This standard is met.

(.02) The Lighting Zones shall be:

- A. *LZ 1. Developed areas in City and State parks, recreation areas, SROZ wetland and wildlife habitat areas; developed areas in natural settings; sensitive night environments; and rural areas. This zone is intended to be the default condition for rural areas within the City.*
- B. *LZ 2. Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts. This zone is intended to be the default condition for the majority of the City.*
- C. *LZ 3. Medium to high-density suburban neighborhoods and districts, major shopping and commercial districts as depicted on the Lighting Overlay Zone Map.*
- D. *LZ 4. Reserved for limited applications with special lighting requirements. This zone is appropriate for users who have unique site or operating circumstances that warrant additional light. This zone shall not be applied to residential or agricultural areas.*

[Section 4.199.30(.02) amended by Ord. 688, 11/15/10]

Response: Based on the descriptions above, this site is in Lighting Zone LZ 2 (as confirmed by the City's Lighting Overlay Zones map).

(.03) Modification of Lighting Zones.

- A. *The City Council may modify the designated Lighting Zones of one or more parcels if the City Council finds that the original Lighting Zone was in error, a change in circumstances has occurred warranting the change since the designation was established or the purposes of this section are better served.*
- B. *The Development Review Board (DRB) may modify the designated Lighting Zones as part of the Stage II, Site Design Review Process if the DRB finds that the original Lighting Zone was in error, or a change in circumstances has occurred warranting the change since the designation was established or the purposes of this section are better served.*
- C. *This ordinance establishes a Lighting Overlay Zone Map. The Planning Division shall maintain the current Lighting Overlay Zone Map.*

Response: The applicant is not seeking any modifications from the City's Lighting Overlay Zones map. This standard does not apply.

Section 4.199.40. Lighting Systems Standards for Approval.

(.01) *Non-Residential Uses and Common Residential Areas.*

A. *All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.*

Response: The applicant is utilizing the Prescriptive Option for outdoor lighting.

B. *Prescriptive Option. If the lighting is to comply with this Prescriptive Option, the installed lighting shall meet all of the following requirements according to the designated Lighting Zone.*

1. *The maximum luminaire lamp wattage and shielding shall comply with Table 7.*
2. *Except for those exemptions listed in Section 4.199.20(.02), the exterior lighting for the site shall comply with the Oregon Energy Efficiency Specialty Code, Exterior Lighting.*
3. *The maximum pole or mounting height shall be consistent with Table 8.*
4. *Each luminaire shall be set back from all property lines at least 3 times the mounting height of the luminaire:*
 - a. *Exception 1: If the subject property abuts a property with the same base and lighting zone, no setback from the common lot lines is required.*
 - b. *Exception 2: If the subject property abuts a property which is zoned (base and lighting) other than the subject parcel, the luminaire shall be setback three times the mounting height of the luminaire, measured from the abutting parcel's setback line. (Any variance or waiver to the abutting property's setback shall not be considered in the distance calculation).*
 - c. *Exception 3: If the luminaire is used for the purpose of street, parking lot or public utility easement illumination and is located less than 3 mounting heights from the property line, the luminaire shall include a house side shield to protect adjoining property.*
 - d. *Exception 4: If the subject property includes an exterior column, wall or abutment within 25 feet of the property line, a luminaire partly shielded or better and not exceeding 60 lamp watts may be mounted onto the exterior column, wall or abutment or under or within an overhang or canopy attached thereto.*
 - e. *Exception 5: Lighting adjacent to SROZ areas shall be set back 3 times the mounting height of the luminaire, or shall employ a house side shield to protect the natural resource area.*

Response: The lighting plan in Exhibit 4 shows proposed locations for a variety of exterior lighting fixtures that all comply with the Prescriptive Option, including the applicable exceptions listed in subparagraphs 4.a through -e. Sheet E201.1 contains a photometric analysis. Manufacturer data sheets for typical proposed fixtures details are included in Exhibit 7. The subject property is in Lighting Overlay Zone 2 and surrounding properties are in Industrial land use designations. This requirement is met.

C. *Performance Option. If the lighting is to comply with the Performance Option, the proposed lighting design shall be submitted by the applicant for approval by the City meeting all of the following:*

1. *The weighted average percentage of direct uplight lumens shall be less than the allowed amount per Table 9.*
2. *The maximum light level at any property line shall be less than the values in Table 9, as evidenced by a complete photometric analysis including horizontal illuminance of the site and vertical illuminance on the plane facing the site up to*

the mounting height of the luminaire mounted highest above grade. The Building Official or designee may accept a photometric test report, demonstration or sample, or other satisfactory confirmation that the luminaire meets the shielding requirements of Table 7. Luminaires shall not be mounted so as to permit aiming or use in any way other than the manner maintaining the shielding classification required herein:

- a. Exception 1. If the property line abuts a public right-of-way, including a sidewalk or street, the analysis may be performed across the street at the adjacent property line to the right-of-way.*
- b. Exception 2. If, in the opinion of the Building Official or designee, compliance is impractical due to unique site circumstances such as lot size or shape, topography, or size or shape of building, which are circumstances not typical of the general conditions of the surrounding area. The Building Official may impose conditions of approval to avoid light trespass to the maximum extent possible and minimize any additional negative impacts resulting to abutting and adjacent parcels, as well as public rights-of-way, based on best lighting practices and available lighting technology.*
- 3. The maximum pole or mounting height shall comply with Table 8.*

Response: The applicant is utilizing the prescriptive option rather than the performance option. This standard does not apply.

D. Curfew. All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:

- 1. Initiate operation at dusk and either extinguish lighting one hour after close or at the curfew times according to Table 10; or*
- 2. Reduce lighting intensity one hour after close or at the curfew time to not more than 50% of the requirements set forth in the Oregon Energy Efficiency Specialty Code unless waived by the DRB due to special circumstances; and*
- 3. Extinguish or reduce lighting consistent with 1. and 2. above on Holidays.*

The following are exceptions to curfew:

- a. Exception 1: Building Code required lighting.*
- b. Exception 2: Lighting for pedestrian ramps, steps and stairs.*
- c. Exception 3: Businesses that operate continuously or periodically after curfew.*

Response: Twist Bioscience operates continuously. To ensure safety and security during non-daytime hours, Twist will provide around the clock illumination of the fixtures proposed. The continuous illumination is permissible under Exception 3 above. This standard is met.

(.02) Special Permit for Specific Lighting Fixtures and Systems and When Exceeding Lighting Requirements.

- A. This section is intended to apply to situations where more than normal foot candles are required due to a unique circumstance or use or where it is absolutely essential to perform the proposed activities after dark. All special permits shall be reviewed by the DRB.*
- B. Upon issuance of a special permit by the Development Review Board (DRB), lighting systems not complying with the technical requirements of this Ordinance may be installed, maintained, and replaced for lighting that exceeds the maximums permitted by this Ordinance. This section is intended to be applied to uses such as sports lighting systems including but not limited to, sport fields and stadiums, such as baseball and football field*

lighting, tennis court lighting, swimming pool area lighting and prisons; other very intense lighting defined as having a light source exceeding 200,000 lumens or an intensity in any direction of more than 2,000,000 candelas; building façade lighting of portions of buildings over two stories high; and public monuments.

- C. *To obtain such a permit, applicants shall demonstrate that the proposed lighting installation:*
 - 1. *Is within Lighting Zone 3 or above.*
 - 2. *Has been designed to minimize obtrusive light and artificial sky glow, supported by a signed statement from a registered civil or electrical engineer describing the mitigation measures. Such statement shall be accompanied by calculations indicating the light trespass levels (horizontal and vertical at ground level) at the property line.*
 - 3. *Will not create excessive glare, sky glow, or light trespass beyond that which can be reasonably expected by application of best lighting practices, and available technology.*
 - 4. *Provides appropriate lighting curfew hours based on the use and the surrounding areas.*
- D. *The DRB may impose conditions of approval to mitigate any negative impacts resulting to the abutting parcel, based on best lighting practices and available lighting technology.*
- E. *The City may charge a review fee and may, at the Building Official's option, employ the services of a qualified professional civil or electrical engineer to review such submittals and the cost thereof shall be an additional fee charged to the applicant.*

Response: The site does not appear to be eligible for a special lighting permit since it is located in Lighting Overlay Zone 2. The applicant is not seeking approval of a special permit for lighting. This standard does not apply.

Section 4.199.50. Submittal Requirements.

- (.01) *Applicants shall submit the following information as part of DRB review or administrative review of new commercial, industrial, multi-family or public facility projects:*
 - A. *A statement regarding which of the lighting methods will be utilized, prescriptive or performance, and a map depicting the lighting zone(s) for the property.*
 - B. *A site lighting plan that clearly indicates intended lighting by type and location. For adjustable luminaires, the aiming angles or coordinates shall be shown.*
 - C. *For each luminaire type, Drawings, cut sheets or other documents containing specifications for the intended lighting including but not limited to, luminaire description, mounting, mounting height, lamp type and manufacturer, lamp watts, ballast, optical system/distribution, and accessories such as shields.*
 - D. *Calculations demonstrating compliance with Oregon Energy Efficiency Specialty Code, Exterior Lighting, as modified by Section 4.199.40(.01)(B.)(2.) [Amended by Ord. 688, 11/15/10]*
 - E. *Lighting plans shall be coordinated with landscaping plans so that pole lights and trees are not placed in conflict with one another. The location of lights shall be shown on the landscape plan. Generally, pole lights should not be placed within one pole length of landscape and parking lot trees.*
 - F. *Applicants shall identify the hours of lighting curfew.*

Response: The applicant proposes to comply using the Prescriptive Method. The property and surrounding sites are all in Lighting Overlay Zone 2 (LZ 2).

The lighting plan (Sheet E201.1 of Exhibit 4 and data sheets of Exhibit 7) show proposed locations for lighting fixtures and provides luminaire specifications (manufacturers' data sheets for typical fixtures). Lighting locations have been coordinated with the landscape planting plan to avoid conflicts. All proposed lighting will be wall mounted at a height of 10' as shown on Sheet A2.20 of Exhibit 4.

Though Lighting Overlay Zone 2 has a 10:00 PM curfew, the applicant is seeking a curfew exception for continuous operation as described above.

The OR Energy Code for outdoor illumination establishes maximum energy use figures for building exterior areas, expressed in watts per square foot (W/SF), with reference to Table 9.4.2 Individual Lighting Power Allowances for Building Exterior [ANSI/ASHRAE/IES Standard 90.1-2019 (I-P)]. For buildings in Zones 1 through 4, those maximum energy consumption standards allow a range between 0.03 W/SF and 0.08 W/SF for Uncovered Parking Areas, and between 0.03 and 0.04 W/SF for Landscaping Areas.

The applicant's exterior lighting plan includes the following exterior area lighting fixture:

Power Consumption of Proposed Lighting Fixtures					
Shielded Fixture Type	Label	Count	Input Watts/ Unit	Total Watts	Watts/Area (SF)
					(7,235 SF building/circulation area)
Lumark Axcent fully shielded wall mount luminaire	F-28A	6	66	396 Watts	.055 W/SF
Maximum allowable watts	-	-	-	578 Watts based on 7,235 SF of building/circulation area	0.078 W/ SF See Note 1
Proposed Power Consumption as % of Allowable Maximum Per Code	-	-	-	78.5%	70.5%
1. For buildings in Zones 1 through 4, maximum energy consumption standards allow a range between 0.03 and 0.08 W/SF for Uncovered Parking Areas, and between 0.03 and 0.04 W/SF for Landscaping Areas.					

Based on this analysis, power consumption per unit area for the proposed development is only 73% of the allowed power consumption rate per unit of area. This requirement is satisfied.

(.02) In addition to the above submittal requirements, Applicants using the Prescriptive Method shall submit the following information as part of the permit set plan review:

- A. A site lighting plan (items 1 A - F, above) which indicates for each luminaire the 3 mounting height line to demonstrate compliance with the setback requirements. For luminaires mounted within 3 mounting heights of the property line the compliance exception or special shielding requirements shall be clearly indicated.

Response: Exhibit F includes a Site Lighting Plan at Sheet E201.1 of Exhibit 4 and specifications in Exhibit 7. Notably, all the neighboring properties are designated Industrial and are also in the same Lighting Overlay Zone, LZ 2, as the subject property.

(.03) *In addition to the above submittal requirements, Applicants using the Performance Method shall submit the following information as part of the permit set plan review:*

- A. *Site plan showing horizontal isocandle lines, or the output of a point-by-point computer calculation of the horizontal illumination of the site, showing property lines and light levels immediately off of the subject property.*
- B. *For each side of the property, the output of a point-by-point vertical footcandle calculation showing illumination in the vertical plane at the property line from grade to at least 10 feet higher than the height of the tallest pole.*
- C. *Lighting plans shall be prepared by a qualified licensed engineer.*

Response: The applicant is utilizing the prescriptive option rather than the performance option. This standard does not apply.

(.04) *In addition to the above applicable submittal requirements, Applicants for Special Permits shall submit the following to the DRB for review:*

- A. *Tabulation of International Engineering Society of North America (IESNA) lighting recommendations for each task including area illuminated, recommended illumination level, actual maintained illumination level, and luminaires used specifically to achieve the indicated criteria.*
- B. *Lighting plans shall be prepared by a qualified licensed engineer.*

Response: The applicant is not seeking approval of a special permit for lighting. This standard does not apply.

(.05) *For all calculations, the following light loss factors shall be used unless an alternative is specifically approved by the City:*

<i>Metal halide</i>	<i>0.6</i>
<i>High pressure sodium</i>	<i>0.8</i>
<i>Compact fluorescent</i>	<i>0.7</i>
<i>Full size fluorescent</i>	<i>0.75</i>
<i>Incandescent</i>	<i>0.9</i>
<i>Halogen</i>	<i>0.95</i>
<i>Other</i>	<i>As approved</i>

Response: The applicant understands these factors to apply to implementation of the Performance Method, which is not used in this application.

Section 4.199.60. Major Additions or Modifications to Pre-Existing Sites.

(01.) *Major Additions. If a major addition occurs on a property, all of the luminaires on the site shall comply with the requirements of this Section. For purposes of this sub-section, the following are considered to be major additions:*

- A. *Additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after July 2, 2008.*
- B. *Modification or replacement of 50 percent or more of the outdoor lighting luminaires' within a 5-year timeframe existing as of July 2, 2008.*

Response: The applicant has submitted requests for a new development, not a major addition. This standard does not apply.

Table 7: Maximum Wattage And Required Shielding				
Lighting Zone	Fully Shielded	Shielded	Partly Shielded	Unshielded
LZ 1	70	20	13	Low voltage landscape lighting 50 watts or less
LZ 2	100	35	39	Low voltage landscape lighting 50 watts or less
LZ 3	250	100	70	Landscape and facade lighting 100 watts or less; ornamental lighting on private drives of 39 watts and less
LZ 4	450	150	150	Landscape and facade lighting 250 watts or less; ornamental lights on private drives and lanterns 70 watts or less; marquee lighting not employing medium based lamps

[Table 7 amended by Ord. 682, 9/9/10; Ord. 688, 11/15/10]

Table 8: Maximum Lighting Mounting Height In Feet			
Lighting Zone	Lighting for private drives, driveways, parking, bus stops and other transit facilities	Lighting for walkways, bikeways, plazas and other pedestrian areas	All other lighting
LZ 0	20	8	4
LZ 1	25	12	4
LZ 2	40	18	8
LZ 3	40	18	16
LZ 4	Height limit to be determined by Special Use Permit Only		

Lighting mounted onto buildings or other structures shall not exceed a mounting height greater than 4 feet higher than the tallest part of the building or structure at the place where the lighting is installed, nor higher than 33.33 percent of the horizontal distance of the light from the nearest property line, whichever is less.

Table 9: Performance Method			
Lighting Zone	Maximum percentage of direct uplight lumens	Maximum Light Level at Property Line	
		Horizontal plane at grade (foot candles - fc)	Vertical plane facing the site in question, from grade to mounting height of highest mounted luminaire (foot candles – fc)
LZ 0	0	0.01 fc	0.02 fc
LZ 1	1%	0.05 fc	0.1 fc
LZ 2	5%	0.2 fc	0.4 fc
LZ 3	10%	0.4 fc	0.8 fc
LZ 4	20%	0.8 fc	1.6 fc

Table 10: Curfew	
Lighting Zone	Curfew Time
LZ 0	8:00 PM (2000 hours)
LZ 1	
LZ 2	10:00 PM (2200 hours)
LZ 3	Midnight (2400 hours)
LZ 4	

[Tables, above, renumbered by Ord. 688, 11/15/10

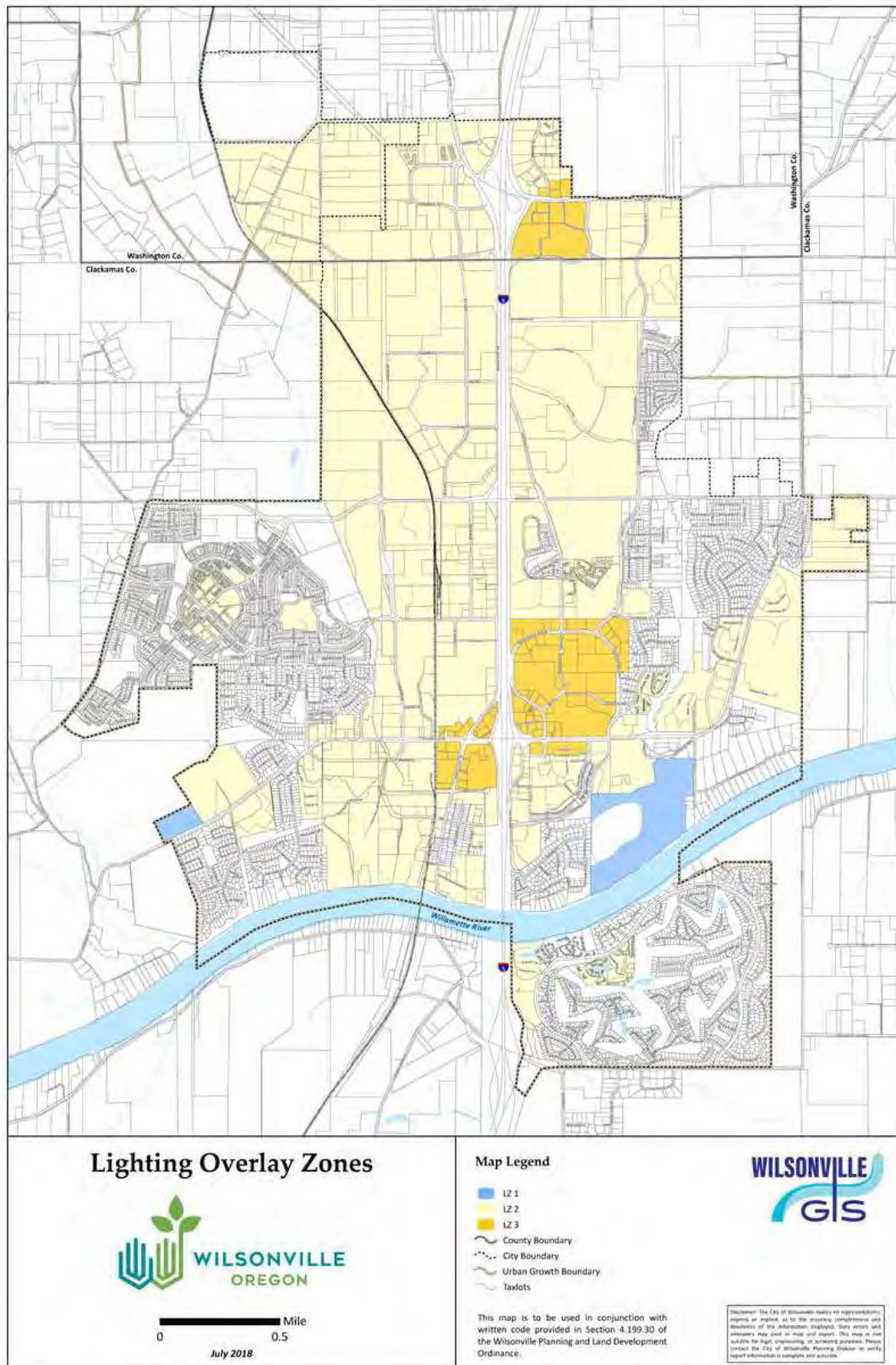


Figure 30 - Lighting Overlay Zone Map
[Amended by Ord. 821 adopted July 2, 2018]

UNDERGROUND UTILITIES

Section 4.300. General.

- (.01) *The City Council deems it reasonable and necessary in order to accomplish the orderly and desirable development of land within the corporate limits of the City, to require the underground installation of utilities in all new developments.*
- (.02) *After the effective date of this Code, the approval of any development of land within the City will be upon the express condition that all new utility lines, including but not limited to those required for power, communication, street lighting, gas, cable television services and related facilities, shall be placed underground.*
- (.03) *The construction of underground utilities shall be subject to the City's Public Works Standards and shall meet applicable requirements for erosion control and other environmental protection.*

Response: No new public utilities are proposed as part of this proposal. All new and rerouted private utilities will be undergrounded. This standard is met.

Section 4.310 Exceptions.

Section 4.300 of this Code shall not apply to surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction, or to high capacity electric and communication feeder lines, or to utility transmission lines operating at 50,000 volts or more.

Response: As excepted by this provision, temporary utility facilities during construction may be placed above ground. All new or relocated utilities will be located underground as shown on Sheet C1.30 of Exhibit 4. This standard is met.

Section 4.320. Requirements.

- (.01) *The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging any existing overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.*

Response: No new public utility improvements are proposed. Realignment of on-site private water and stormwater facilities will occur as shown on Sheet C1.30 of Exhibit 4. All utility realignment will be underground. This standard is met.

- (.02) *The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.*

Response: Detailed plans will be submitted for permitting prior to construction. No surface mounted transformers are proposed. This standard is met.

- (.03) *Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.*

Response: No new easements are necessary or proposed to serve the proposed development. No subdivision is proposed. This standard is not applicable.

SITE DESIGN REVIEW

Section 4.400. Purpose.

- (.01) *Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.*
- (.02) *The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:*
- A. *Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.*
 - B. *Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*
 - C. *Discourage monotonous, drab, unsightly, dreary and inharmonious developments;*
 - D. *Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;*
 - E. *Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;*
 - F. *Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;*
 - G. *Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.*
 - H. *Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior—particularly crime;*
 - I. *Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;*
 - J. *Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.*

Response: The applicant's submitted plans in Exhibit 4 respond to applicable development standards. The plans demonstrate that the proposed development will function properly and will contribute to producing the high-quality visual environment desired. The proposed development plan reflects the appropriate consideration the applicant's design team has given to all the above purposes and objectives of the Site Design Review process. For design considerations, the project straightforwardly satisfies the standards

the City has adopted to implement the above purposes and objectives, as shown in this narrative and exhibits. This standard is met.

Section 4.420. Jurisdiction and Powers of the Board.

(.01) *Application of Section. Except for single-family and middle housing dwellings in any residential zoning district, and apartments in the Village zone, no Building Permit shall be issued for a new building or major exterior remodeling of an existing building, and no Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board.*

Response: The applicant is not requesting approval of a sign. This standard is not applicable.

(.02) *Development in Accord with Plans. Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents approved by the Board, unless altered with Board approval. Nothing in this subsection shall be construed to prevent ordinary repair, maintenance and replacement of any part of the building or landscaping which does not involve a substantial change from the purpose of Section 4.400. If the Board objects to such proposed changes, they shall be subject to the procedures and requirements of the site design review process applicable to new proposals.*

Response: The applicant intends to construct a project that aligns with the general form and design depicted in the accompanying plans, subject to possible minor alterations that may arise during preparation of construction drawings for permit review. This standard is met.

(.03) *Variances. The Board may authorize variances from the site development requirements, based upon the procedures, standards and criteria listed in Section 4.196. Variances shall be considered in conjunction with the site design review process.*

Response: No Variance is sought as part of this application. This standard is not applicable.

Section 4.421. Criteria and Application of Design Standards.

(.01) *The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)*

A. *Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*

Response: The proposed development area will occur on an already developed portion of the site. The areas of the proposed development are already used as part of ongoing operations and are not in a natural state. No impact is proposed to the SROZ or associated SROZ Impact Area. This standard is met.

B. *Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and*

4.139.5. *The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.*

Response: The proposed development area will occur on an already developed portion of the site, distant from natural resource areas (over 500'). This standard is met.

- C. *Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.*

Response: No change in internal or public roadway access is proposed as part of this development. As explained in response to the pedestrian standards of Section 4.154, existing pedestrian circulation will be maintained with the proposed site improvements. This standard is met.

- D. *Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.*

Response: The added impervious area will drain to existing on-site storm facilities which have been identified to have adequate capacity to accommodate the proposed improvements. A preliminary stormwater memo is included as Exhibit 6. This standard is met.

- E. *Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.*

Response: No new above ground public utilities are proposed. A utility plan is included as Sheet C1.20 of Exhibit 4. This standard is met.

- F. *Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.*

Response: No signs are proposed as part of this application. This standard is not applicable.

- G. *Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.*

Response: No exposed storage areas, exposed machinery installations, surface areas, utility buildings, or accessory structures are proposed. A truck off-loading area is proposed, but will be located behind a screening, sliding gate. The gate material will be that of the screening fence around the utility yard to provide visual and material consistency, as shown on Sheet A9.20 of Exhibit 4. This standard is met.

(.02) *The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.*

Response: The submitted plans include all known features of the proposed development project, to support analysis consistent with this provision.

(.03) *The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.*

Response: The applicant has responded to the Purpose statements in Section 4.400 above.

(.04) *Conditional application. The Planning Director, Planning Commission, Development Review Board or City Council may, as a Condition of Approval for a zone change, subdivision, land partition, variance, conditional use, or other land use action, require conformance to the site development standards set forth in this Section.*

Response: The applicant is seeking Site Design Review approval as part of this application package, so no approval condition requiring conformance to site development standards is necessary. This standard does not apply.

(.05) *The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code. In making this determination of compliance and attaching conditions, the Board shall, however, consider the effects of this action on the availability and cost of needed housing. The provisions of this section shall not be used in such a manner that additional conditions either singularly or accumulatively have the effect of unnecessarily increasing the cost of housing or effectively excluding a needed housing type.*

Response: The applicant recognizes the DRB's authority to impose conditions of approval necessary to ensure conformance to adopted Code standards; however, the proposed use and development are consistent with the subject property's proposed PDI zoning and compatible with the adjoining industrial zoning. For these reasons, no imposition of additional conditions over and above Code standards is necessary or warranted to meet the intent of the Comprehensive Plan or to protect the best interests of the surrounding properties and neighborhoods, the City as a whole, and the intent of this Code. This criterion is met without additional conditions.

(.06) *The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.*

A. *Where the conditions of approval for a development permit specify that certain paints or colors of materials be used, the use of those paints or colors shall be binding upon the applicant. No Certificate of Occupancy shall be granted until compliance with such conditions has been verified.*

B. *Subsequent changes to the color of a structure shall not be subject to City review unless the conditions of approval under which the original colors were set included a condition requiring a subsequent review before the colors could be changed.*

Response: The applicant requests DRB approval of the general color scheme illustrated in Exhibit 4, however, to allow flexibility to tailor final color selections to best meet the intent of the proposal while responding to the site's real-world natural daylight conditions, and in recognition of the DRB's discretion provided by this standard, the applicant requests that the DRB not impose conditions mandating use of those specific colors. This standard is met.

Section 4.430. Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas.

Response: No change in locations, access, or additional area served by the franchise hauler is proposed. The proposed buildings are storage buildings that will be served by the applicant's specialized materials handler service. This standard is not applicable.

Section 4.440. Procedure.

(.01) *Submission of Documents. A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:*

- A. *A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.*
- B. *A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of four inch caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass is necessary.*
- C. *Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's effect on the exterior design of the building through the placement and configuration of windows and doors.*
- D. *A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.*
- E. *A sign Plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.*
- F. *The required application fee.*

Response: The required documents listed above have been included in this application package as Exhibits 1-7, with the exception of the fee which was paid separately. This standard is met.

(.02) *As soon as possible after the preparation of a staff report, a public hearing shall be scheduled before the Development Review Board. In accordance with the procedures set forth in Section 4.010(2) and 4.012, the Development Review Board shall review and approve, approve with conditions, or deny the proposed architectural, site development, landscaping or sign plans of the applicant. If the Board finds that additional information or time are necessary to render a decision, the matter may be continued to a date certain. The applicant shall be immediately notified in writing of any such continuation or delay together with the scheduled date of review.*

Response: This provision provides procedural guidance for implementation and requires no evidence within the applicant's narrative.

Section 4.441. Effective Date of Decisions.

A decision of the Board shall become effective 14 calendar days after the date of the decision, unless the decision is appealed to, or called up by, the Council. If the decision of the Board is appealed to, or called up by, the City Council, the decision of the Council shall become effective immediately.

Response: This provision provides procedural guidance for implementation and requires no evidence from the applicant.

Section 4.442. Time Limit on Approval.

Site design review approval shall be void after two years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board. Section 4.443. Preliminary Consideration.

An applicant may request preliminary consideration by the Board of general plans prior to seeking a building permit. When seeking preliminary consideration, the applicant shall submit a site plan showing the proposed structures, improvements and parking, together with a general description of the plans. The Board shall approve or reject all or part of the applicant's general plan within the normal time requirements of a formal application. Preliminary approval shall be deemed to be approval of the final plan to the extent that the final design contains the characteristics of the preliminary design.

Response: The applicant intends to seek a building permit and begin construction within the timeframes outlined by Code. This standard is met.

Section 4.443. Preliminary Consideration

An applicant may request preliminary consideration by the Board of general plans prior to seeking a building permit. When seeking preliminary consideration, the applicant shall submit a site plan showing the proposed structures, improvements and parking, together with a general description of the plans. The Board shall approve or reject all or part of the applicant's general plan within the normal time requirements of a formal application. Preliminary approval shall be deemed to be approval of the final plan to the extent that the final design contains the characteristics of the preliminary design.

Response: The applicant has submitted for a Stage II Planned Development Modification Review pursuant to this Section.

Section 4.450. Installation of Landscaping.

- (.01) *All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the Planning 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 City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the 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 with the City shall be returned to the applicant.*
- (.02) *Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan*

shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

- (.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.*
- (.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.*

Response: The applicant acknowledges the City's authority under these provisions to require installation and maintenance of landscape features in accordance with construction plans after approval, and applicant accepts responsibility for care, maintenance, and procedures for approval of non-additive modifications to landscape features.

Type C Tree Removal Permit

Section 4.600.20. Applicability of Subchapter

- (.01) The provisions of this subchapter apply to the United States and the State of Oregon, and to their agencies and subdivisions, including the City of Wilsonville, and to the employees and agents thereof.*
- (.02) By this subchapter, the City of Wilsonville regulates forest practices on all lands located within its urban growth boundary, as provided by ORS 527.722.*
- (.03) The provisions of this subchapter apply to all land within the City limits, including property designated as a Significant Resource Overlay Zone or other areas or trees designated as protected by the Comprehensive Plan, City zoning map, or any other law or ordinance; except that any tree activities in the Willamette River Greenway that are regulated by the provisions of WC 4.500 - 4.514 and requiring a conditional use permit shall be reviewed by the DRB under the application and review procedures set forth for Tree Removal Permits.*

Response: This site is located in the City of Wilsonville. This subchapter is applicable.

Section 4.600.30. Tree Removal Permit Required

- (.01) Requirement Established. No person shall remove any tree without first obtaining a Tree Removal Permit (TRP) as required by this subchapter.*
- (.02) Tree Removal Permits will be reviewed according to the standards provided for in this subchapter, in addition to all other applicable requirements of Chapter 4.*
- (.03) Although tree activities in the Willamette River Greenway are governed by WC 4.500 - 4.514, the application materials required to apply for a conditional use shall be the same as those required for a Type B or C permit under this subchapter, along with any additional materials that may be required by the Planning Department. An application for a Tree Removal Permit under this section shall be reviewed by the Development Review Board.*

Response: This application includes a request for a Type C Tree Removal Permit.

Section 4.600.40. Exceptions

[Detailed provisions omitted for brevity]

Response: The applicant is not requesting an exemption for tree removal.

Section 4.600.50. Application For Tree Removal Permit

- (.01) *Application for Permit. A person seeking to remove one or more trees shall apply to the Director for a Tree Removal Permit for a Type A, B, C, or D permit, depending on the applicable standards as provided in this subchapter.*
 - A. *An application for a tree removal permit that does not meet the requirements of Type A may be submitted as a Type B application.*
- (.02) *Time of Application. Application for a Tree Removal Permit shall be made before removing or transplanting trees, except in emergency situations as provided in WC 4.600.40 (1)(B) above. Where the site is proposed for development necessitating siteplan or plat review, application for a Tree Removal Permit shall be made as part of the site development application as specified in this subchapter.*
- (.03) *Fees. A person applying for a Tree Removal Permit shall pay a non-refundable application fee; as established by resolution of the City Council.*
 - A. *By submission of an application, the applicant shall be deemed to have authorized City representatives to have access to applicant's property as may be needed to verify the information provided, to observe site conditions, and if a permit is granted, to verify that terms and conditions of the permit are followed.*

Response: The applicant proposes removal of three (3) trees as a part of this development proposal. The three (3) trees for removal are due to impact to their dripline as part of the proposed tank pad. As the trees are being removed as part of the development application necessitating Site Plan Review, the applicant is requesting a Type C tree removal permit.

Section 4.610.00. Application Review Procedure

- (.01) *The permit applicant shall provide complete information as required by this subchapter in order for the City to review the application.*

Response: The applicant has submitted a complete application for the City's review.

- (.02) *Departmental Review. All applications for Tree Removal Permits must be deemed complete by the City Planning Department before being accepted for review. When all required information has been supplied, the Planning Department will verify whether the application is complete. Upon request of either the applicant or the City, the City may conduct a field inspection or review meeting. City departments involved in the review shall submit their report and recommendations to the Planning Director who shall forward them to the appropriate reviewing authority.*

Response: The applicant acknowledges the procedure for the determination of completeness and Departmental Review.

- (.03) *Reviewing Authority.*

- B. *Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council. For site development applications subject to a Class II administrative review process in the Coffee Creek Industrial Design Overlay District, the Planning Director shall be responsible for the granting or denial of the Tree Removal Permit application.*

Response: As explained in the Applicant's response to Section 4.610.20, a Type C tree removal permit is required. This site plan review is subject to review by the Development Review Board.

(.04) *Notice. Before the granting of a Type C Tree Removal Permit, notice of the application shall be sent by regular mail to all owners within 250 feet of the property where the trees are located as provided for in WC 4.010. The notice shall indicate where the application may be inspected and when a public hearing on the application will be held.*

Response: This provision provides procedural guidance for notice and requires no evidence from the applicant.

(.06) *Grant of a Tree Removal Permit. Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:*

- A. *Conditions. Attach to the granting of the permit any reasonable conditions considered necessary by the reviewing authority including, but not limited to, the recording of any plan or agreement approved under this subchapter, to ensure that the intent of this Chapter will be fulfilled and to minimize damage to, encroachment on or interference with natural resources and processes within wooded areas;*
- B. *Completion of Operations. Fix a reasonable time to complete tree removal operations; and*
- C. *Security. Require the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Chapter.*
 - 1. *This requirement may be waived by the Planning Director if the tree removal must be completed before a plat is recorded, and the applicant has complied with WC 4.264(1) of this Code.*

Response: As explained in the applicant's response to Section 4.610.40, a Type C tree removal permit is required. The applicant acknowledges that the reviewing authority may apply conditions or other requirements when granting a Tree Removal Permit.

Section 4.610.10. Standards For Tree Removal, Relocation Or Replacement

(.01) *Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:*

- A. *Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this Chapter.*

Response: No tree removal is proposed within the SROZ. This standard is not applicable.

- B. *Preservation and Conservation. No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a design principle shall be equal in concern and importance to other design principles.*

Response: The site layout, including planting of replacement trees, has been designed to mitigate for impacts associated with site development for the industrial use by providing replacement tree plantings.

- C. *Developmental Alternatives. Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.*

Response: No development is proposed in the wooded areas of the site. Due to the applicant's manufacturing process and layout needs, the proposed improvements have been located to minimally impact existing trees.

D. *Land Clearing. Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.*

Response: Clearing and grading on the site will be limited to the extents of the proposed site improvements. Construction on the site will also be in alignment with the tree protection plan included in Exhibit 4. This standard is met.

E. *Residential Development. Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.*

Response: The proposed development is not residential. This standard does not apply.

F. *Compliance With Statutes and Ordinances. The proposed activity shall comply with all applicable statutes and ordinances.*

Response: The applicant has submitted this application and narrative to show compliance with all applicable statutes and ordinances.

G. *Relocation or Replacement. The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not to be removed, in accordance with WC 4.620.10.*

Response: No tree relocation is proposed. Three (3) trees are subject to the Code's provision for replacement planting. Trees to remain within the site and adjacent to the site are to be protected by measures presented on the tree protection plan (Exhibit 4).

H. *Limitation. Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this Chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.*

1. *Necessary For Construction. Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement, and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to existing or proposed buildings or structures, or creates unsafe vision clearance.*
2. *Disease, Damage, or Nuisance, or Hazard. Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 et seq., or creates unsafe vision clearance as defined in this Code.*
 - (a) *As a condition of approval of Stage II development, filbert trees must be removed if they are no longer commercially grown or maintained.*
3. *Interference. Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.*
4. *Other. Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.*

Response: The removal of trees at this site is necessary for the construction of an adequate tank pad for the existing nitrogen tank and proposed CO2 tank.

The existing nitrogen tank requires a 15' non-combustible material radius. Currently, there is landscaping within the 15' radius of the tank. As part of the proposed improvements, the full area of the 15' radius will be paved as shown on Sheet C1.10 of Exhibit 4. The area of paving will encroach into the dripline of one (1) tree as shown on Sheet C1.01 of Exhibit 4, affecting its ability to survive. For these reasons, removal of this one (1) tree has been recommended.

Similarly, the new tank requires a 15' non-combustible material radius. The area of paving for the tank will encroach into the dripline of two (2) trees as shown on Sheet C1.01 of Exhibit 4, affecting their ability to survive. For these reasons, removal of the two (2) trees has been recommended.

A total of three (3) trees are proposed for removal to accommodate the 15' non-combustible radius required for the existing nitrogen tank and proposed CO2 tank.

This standard is met.

I. Additional Standards for Type C Permits.

1. *Tree survey. For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40, and provide a Tree Maintenance and Protection plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.*
2. *Platted Subdivisions. The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval.*
3. *Utilities. The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.*

Response: The applicant has included the location of trees and a tree protection plan as part of Exhibit 4. No subdivision is proposed. No new public utilities are proposed. This standard is met.

J. Exemption. Type D permit applications shall be exempt from review under standards D, E, H and I of this subsection.

Response: A Type C, not Type D, Tree Removal Permit is requested. This exemption is not applicable.

Section 4.610.40. Type C Permit.

- (.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process. The DRB shall review all Type C permits, with the exception of Class II development review applications located within the Coffee Creek*

Industrial Design Overlay District, where the Planning Director shall have review authority. Any plan changes made that affect trees after Stage II review of a development application shall be subject to review by the original approval authority. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

(.02) *The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:*

- A. *A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:*
 - 1. *Property Dimensions. The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.*
 - 2. *Tree survey. The survey must include:*
 - a. *An accurate drawing of the site based on accurate survey techniques at a minimum scale of one inch equals 100 feet and which provides a) the location of all trees having six inches or greater d.b.h. likely to be impacted, b) the spread of canopy of those trees, (c) the common and botanical name of those trees, and d) the approximate location and name of any other trees on the property.*
 - b. *A description of the health and condition of all trees likely to be impacted on the site property. In addition, for trees in a present or proposed public street or road right-of-way that are described as unhealthy, the description shall include recommended actions to restore such trees to full health. Trees proposed to remain, to be transplanted or to be removed shall be so designated. All trees to remain on the site are to be designated with metal tags that are to remain in place throughout the development. Those tags shall be numbered, with the numbers keyed to the tree survey map that is provided with the application.*
 - c. *Where a stand of 20 or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line. Only those trees on the perimeter of the stand shall be tagged, as provided in "b," above.*
 - d. *All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.*
 - 3. *Tree Protection. A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected before work starts. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers."*
 - 4. *Easements and Setbacks. Location and dimension of existing and proposed easements, as well as all setbacks required by existing zoning requirements.*
 - 5. *Grade Changes. Designation of grade changes proposed for the property that may impact trees.*
 - 6. *Cost of Replacement. A cost estimate for the proposed tree replacement program with a detailed explanation including the number, size and species.*

7. *Tree Identification. A statement that all trees being retained will be identified by numbered metal tags, as specified in subsection "A," above in addition to clear identification on construction documents.*

Response: The applicant has included a tree protection and removal plan in Exhibit 4. The tree protection and removal plan meet the requirements of this section. This standard is met.

Section 4.620.00. Tree Relocation, Mitigation, Or Replacement

(.01) Requirement Established. A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.

Response: Although the three (3) trees proposed for removal are less than six (6) inches d.b.h., the three (3) trees are part of a prior approved landscape plan therefore replacement of the trees is required. Tree replacement is detailed in the applicant's responses to this Section. This standard is applicable.

(.02) Basis For Determining Replacement. The permit grantee shall replace removed trees on a basis of one (1) tree replanted for each tree removed. All replacement trees must measure two inches (2") or more in diameter. Alternatively, the Planning Director or Development Review Board may require the permit grantee to replace removed trees on a per caliper inch basis, based on a finding that the large size of the trees being removed justifies an increase in the replacement trees required. Except, however, that the Planning Director or Development Review Board may allow the use of replacement Oregon white oaks and other uniquely valuable trees with a smaller diameter.

Response: As shown on Sheet C1.10 of Exhibit 4, the three (3) replacement trees measure at least 8' in height (Douglas-Firs). On-site plantings meet the replacement planting requirement and no contribution to the City Tree Fund pursuant to Section 4.620.00(.06) is required. This standard is met.

(.03) Replacement Tree Requirements. A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.

- A. *Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better.*
- B. *Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date.*
- C. *A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.*
- D. *Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.*

Response: Sheet C1.10 of Exhibit 4 includes tree planting specifications that satisfy these standards. The replacement trees are the same species as the trees for which removal is sought. Trees are to be staked, fertilized, mulched, and guaranteed. (Sheet C1.10 of Exhibit 4.)

(.04) All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade.

Response: All on-site tree planting will meet the ANSI Z60.1 standard. Compliance can be assured through a condition of approval.

(.05) Replacement Tree Location.

- A. *City Review Required. The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed.*
- B. *Relocation or Replacement Off-Site. When it is not feasible or desirable to relocate or replace trees on-site, relocation or replacement may be made at another location approved by the City.*

Response: Proposed replacement tree plantings are located on-site. The replacement trees will be planted in a similar location to the trees proposed for removal as shown on Sheet C1.10 of Exhibit 4. This standard is met.

(.06) City Tree Fund. Where it is not feasible to relocate or replace trees on site or at another approved location in the City, the Tree Removal Permit grantee shall pay into the City Tree Fund, which fund is hereby created, an amount of money approximately the value as defined by this subchapter, of the replacement trees that would otherwise be required by this subchapter. The City shall use the City Tree Fund for the purpose of producing, maintaining and preserving wooded areas and heritage trees, and for planting trees within the City.

- A. *The City Tree Fund shall be used to offer trees at low cost on a first-come, first-serve basis to any Type A Permit grantee who requests a tree and registers with the City Tree Fund.*
- B. *In addition, and as funds allow, the City Tree Fund shall provide educational materials to assist with tree planting, mitigation, and relocation.*

Response: Proposed on-site planting of three (3) replacement trees meets the replacement requirement associated with removal of three (3) trees. Compliance is achieved without contributing to the City Tree Fund. This standard is not applicable.

(.07) Exception. Tree replacement may not be required for applicants in circumstances where the Director determines that there is good cause to not so require. Good cause shall be based on a consideration of preservation of natural resources, including preservation of mature trees and diversity of ages of trees. Other criteria shall include consideration of terrain, difficulty of replacement and impact on adjacent property.

Response: The proposal satisfies tree replacement planting requirements, and the applicant does not request an exception from tree replacement standards of this Section.

Section 4.620.10. Tree Protection During Construction

(.01) Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:

- A. *All trees required to be protected must be clearly labeled as such.*
- B. *Placing Construction Materials Near Tree. No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.*
- C. *Attachments to Trees During Construction. Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.*
- D. *Protective Barrier. Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable*

barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction activities.

Plastic tape or similar forms of markers do not constitute “barriers.” The most appropriate and protective barrier shall be utilized. Barriers are required for all trees designated to remain, except in the following cases:

1. *Right-of-Ways and Easements. Street right-of-way and utility easements may be cordoned by placing stakes a minimum of fifty (50) feet apart and tying ribbon, plastic tape, rope, etc., from stake to stake along the outside perimeters of areas to be cleared.*
2. *Any property area separate from the construction or land clearing area onto which no equipment will venture may also be cordoned off as described in paragraph (D) of this subsection, or by other reasonable means as approved by the reviewing authority.*

Response: Tree protection measures are specified on Sheet C1.01 of Exhibit 4. Additional details of tree protection measures will be demonstrated at time of permitting.

Section 4.620.20. Maintenance And Protection Standards

(.01) The following standards apply to all activities affecting trees, including, but not limited to, tree protection as required by a condition of approval on a site development application brought under this Chapter or as required by an approved Tree Maintenance and Protection Plan.

- A. *Pruning activities shall be guided by the most recent version of the ANSI 300 Standards for Tree, Shrub, and Other Woody Plant Maintenance. Information on these standards shall be available upon request from the Planning Department.*
- B. *Topping is prohibited.*
 1. *Exception from this section may be granted under a Tree Removal Permit if necessary for utility work or public safety.*

Response: The applicant will perform maintenance and protection practices according to ANSI 300 standards, as can be assured through a condition of approval. This standard will be met.

Section 4.630.00. Appeal

(.01) The City shall not issue a Tree Removal Permit until approval has been granted by either the Planning Director or the DRB. Any applicant denied a Type A or B permit may appeal the decision as provided for in review of Class I Development Applications, or Class II Development Applications, whichever is applicable. Decisions by the Planning Director may be appealed to the DRB as provided in WC 4.022. Decisions by the DRB may be appealed to the City Council as provided in WC 4.022.

Response: The applicant acknowledges this process and their right to appeal a denied permit.

(.02) The City shall not issue a Tree Removal Permit approved by the Development Review Board until fifteen (15) calendar days have passed following the approval. The grant or denial of a Tree Removal Permit may be appealed to the City Council in the same manner as provided for in WC 4.022. An appeal must be filed in writing, within the fifteen (15) calendar day period following the decision being appealed. The timely filing of an appeal shall have the effect of suspending the issuance of a permit pending the outcome of the appeal. The City Council, upon review, may affirm, reverse or modify the decision rendered by the Development Review Board based upon the same standards of review specified for the DRB in the Wilsonville Code.

Response: The applicant acknowledges there is a 15-day appeal period between granting or denying a Tree Removal permit and issuance for an approved permit.

Section 4.630.10. Display Of Permit; Inspection

The Tree Removal Permit grantee shall conspicuously display the permit on-site. The permit grantee shall display the permit continuously while trees are being removed or replaced or while activities authorized under the permit are performed. The permit grantee shall allow City representatives to enter and inspect the premises at any reasonable time, and failure to allow inspection shall constitute a violation of this subchapter.

Response: The permit will be conspicuously displayed on the job site. This standard will be met.

Section 4.630.20. Variance For Hardship

Any person may apply for a variance of this subchapter as provided for in Section 4.196 of this Chapter.

Response: A variance is not requested.

Section 4.630.30. Severability

If any part of this ordinance is found by a court of competent jurisdiction to be invalid, that part shall be severable and the remainder of this ordinance shall not be affected.

Response: This provision requires no evidence from the applicant.

Section 4.640.00. Violation; Enforcement

(.01) The cutting, damaging, or removal of any individual tree without a permit as required by this ordinance constitutes a violation punishable as a separate infraction under WC 1.013. In addition, each violation of a condition or a violation of any requirement of this Chapter shall constitute a separate infraction.

Response: The tree removal plan shall be followed. This standard will be met.

(.02) Retroactive Permit. A person who removes a tree without obtaining a Type A or Type B permit may apply retroactively for a permit. In addition to all application requirements of this Chapter, the person must be able to demonstrate compliance with all requirements of this subchapter, in addition to paying a triple permit fee and a penalty per tree in an amount established by resolution of City Council. Mitigation requirements of this subchapter apply to all retroactive permits.

Response: This application is not a request for a retroactive permit. This provision requires no evidence from the applicant.

(.03) Nuisance Abatement. Removal of a tree in violation of this Chapter is a nuisance and may be abated as provided in Sections 6.230 to 6.244, 6.250, and 6.260 of the Wilsonville Code.

Response: It is not the applicant's intention to remove any tree in violation of this Chapter. This provision requires no evidence from the applicant.

(.04) Withholding Certificate of Occupancy. The City Building Official has the authority to issue a stop-work order, withhold approval of a final plat, or withhold issuance of a certificate of occupancy, permits or inspections until the provisions of this Chapter, including any conditions attached to a Tree Removal Permit, have been fully met.

Response: This provision requires no evidence from the applicant.

(.05) Fines. Fines for a violation shall be imposed according to WC 1.012.

Response: This provision requires no evidence from the applicant.

(.06) Mitigation. The City shall require the property owner to replace illegally removed or damaged trees. The City may also require a combination of payment and tree replacement.

- A. The City shall notify the property owner in writing that a violation has occurred and mitigation is required. Within thirty (30) days of the date of mailing of the notice, the property owner shall provide a mitigation plan to the City. The plan shall provide for replacement of a tree of similar species and size taking into account the suitability of the site and nursery stock availability.*
- B. Replacement will be on an inch-for-inch basis computed by adding the total diameter measured at d.b.h. in inches of the illegally removed or damaged trees. The City may use any reasonable means to estimate the tree loss if destruction of the illegally removed or damaged trees prevents exact measurement. All replaced trees must be a minimum two-inch (2") caliper. If the mitigation requirements cannot be completed on the property, the City may require completion at another approved location. Alternatively, the City may require payment into the City Tree Fund of the value of the removed tree as established by the Planning Department.*

Response: This application is for a Type II Tree Removal permit associated with new development. It is not in response to a notice of violation or other enforcement action. The above provisions are not applicable.

Section 4.640.10. Alternative Enforcement

(.01) In the event that a person commits more than one violation of WC 4.600.30 to WC 4.630.00, the following alternative sentence may be imposed:

- A. If a person has gained money or property through the commission of an offense under this section, then upon conviction thereof, the court, in lieu of imposing a fine, may sentence the person to pay an amount, fixed by the court, not to exceed double the amount of the gain from the commission of the offense.*
- B. "Gain" is defined as the amount of money or value of property derived from the commission of the violation, less the amount of money or value of property seized by or surrendered to the City. "Value" shall be the greater of the market value or replacement cost as determined by a licensed professional in the tree, nursery, or landscape field.*
- C. Any fines collected by the City under this section shall accrue to the City Tree Fund.*

Response: It is not the applicant's intention to remove any tree in violation of this Chapter. This provision requires no evidence from the applicant and is acknowledged by the applicant.

Section 4.640.20. Responsibility For Enforcement.

Compliance with this Chapter shall be enforced by the City Attorney, the City Attorney's designee, and Clackamas County or Washington County law enforcement officers.

Response: This provision provides procedural guidance for enforcement actions and requires no evidence from the applicant.

IV. CONCLUSION

Based on the information presented and discussed in this narrative and the attached supporting plans and documentation, this application meets applicable standards necessary for land use approval. The proposed development complies with all applicable standards of the Wilsonville Planning and Land Development Ordinance. The applicant respectfully requests approval by the City.

MEMORANDUM

DATE: September 8, 2025
TO: Amy Pepper, City of Wilsonville
FROM: Nicole Burrell, PE
PROJECT NAME: Twist Bioscience Storage Buildings
PROJECT #: 2250173.00

SUBJECT: Stormwater Management Memorandum

This memorandum is intended to address Stormwater Management for the additional storage buildings added to the northern delivery/truck area of the Parkworks Campus for their tenant Twist Bioscience in Wilsonville, Oregon. The property is owned by Scanlan Kemper Bard (SKB) and considered a fully developed site.



Figure: Existing Conditions & Proposed Project Area

The proposed improvements include two storage buildings (an 877 square foot new chemical storage building and a 1,382 square foot new storage building), rerouting of underground utilities avoiding the footprint of the new structures, and new concrete areas to conform to NPFA55 non-combustible requirements for adjacent tanks.

The new buildings will be located on existing asphalt areas without any reduction in landscape/pervious area. The new concrete areas will replace 585 square feet of landscape with concrete as highlighted in the figure below.

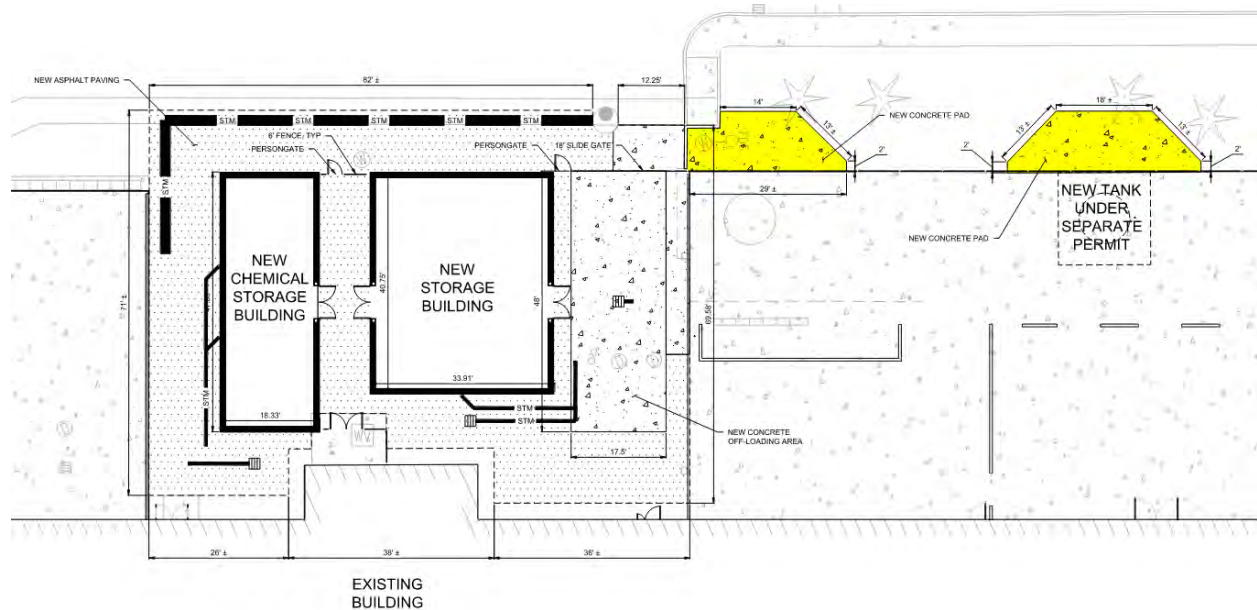


Figure: Site Improvements

This project relies on previous design and stormwater analysis provided by Atwell dated February 17, 2025 specifically in DMA 5 and DMA 6. During review of the Atwell stormwater analysis, an error was uncovered in their basin area where a portion of the area denoted as DMA6 (southern blue basin area in the figure below) and routed to BMP6&7 is actually routed to BMP5.

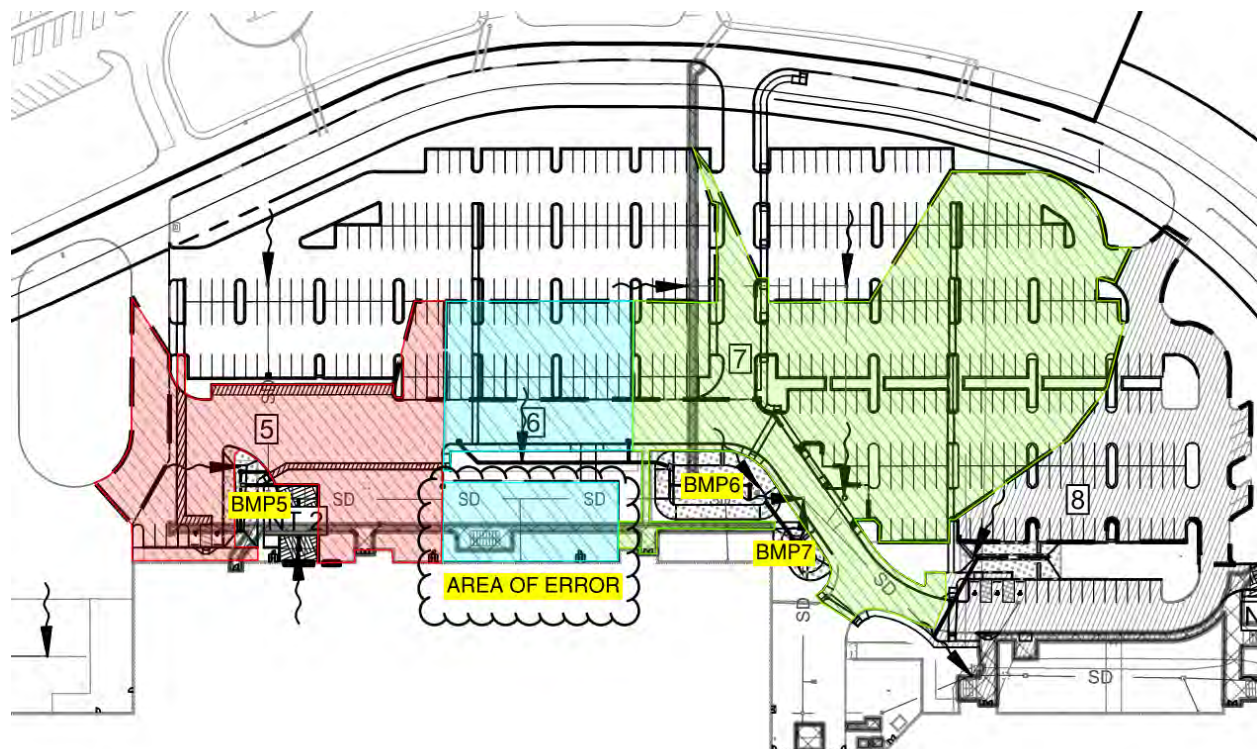


Figure: Original Drainage Management Area Routing

The uncovered mechanical yard (red area in the figure below) as designed by DGA, is routed to the west to BMP5 while the covered area's downspouts (blue area in the figure below) are routed to the east to BMP6&7.

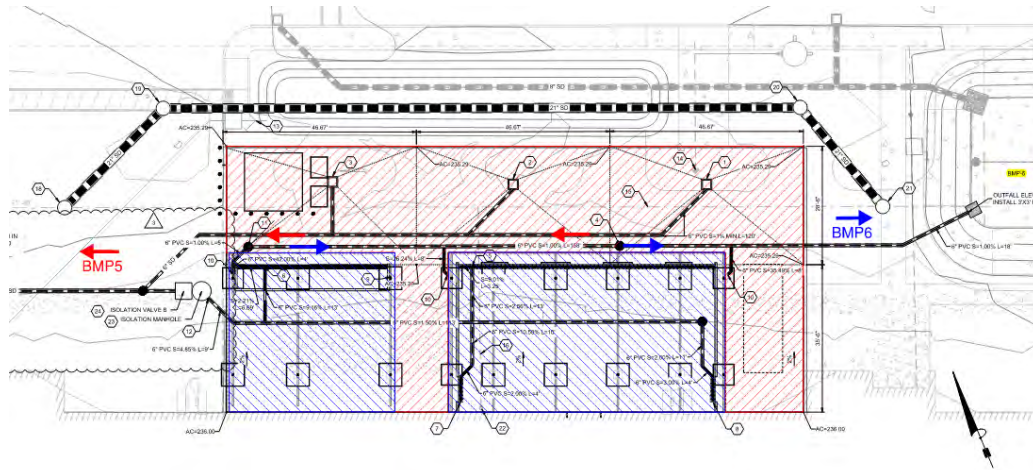


Figure: Corrected Drainage Management Area Routing

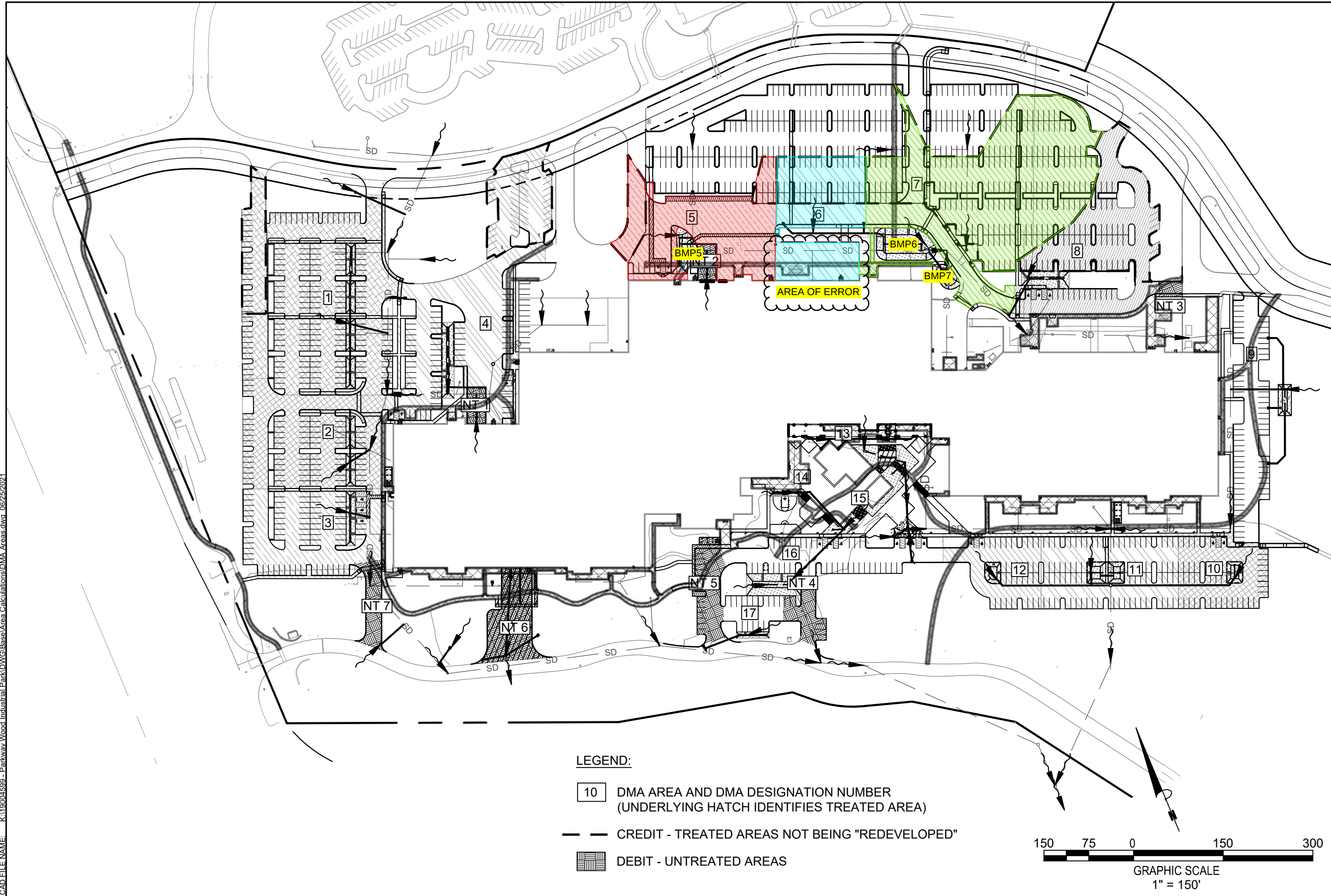
The miscaptured area is approximately 4,790 square feet.

DMA 5	30,980 35,770	Grass	ConventionalCo ncrete	D	BMP 5
DMA 6	27,320 22,530	Grass	ConventionalCo ncrete	D	BMP 6&7
DMA 7	81,080	Grass	ConventionalCo ncrete	D	BMP 6&7

Figure: Corrected Drainage Management Areas

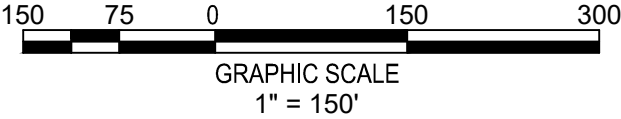
The corrected pages of the Atwell stormwater analysis and the updated BMP Sizing Tool Report has been added to this memo showing sufficient capacity in the existing affected BMPs with an alteration to BMP5's orifice size which will be part of the permit/construction drawings.

CAD FILE NAME: K:\19004599 - Parkway Wood Industrial Park\DWG\Bases\Area Calculations\DMA Areas.dwg 06/25/2021



LEGEND:

- 10 DMA AREA AND DMA DESIGNATION NUMBER (UNDERLYING HATCH IDENTIFIES TREATED AREA)
- CREDIT - TREATED AREAS NOT BEING "REDEVELOPED"
- DEBIT - UNTREATED AREAS



PARKWAY WOODS INDUSTRIAL
WILSONVILLE, OR
POST-DEVELOPMENT BASIN MAP

JOB #	19004599
DATE	06/25/2021
SCALE	N.T.S.
DRAWN	JLG
GURE	3-2



Table 2: Impervious Area Summary by DMA

DMA #	New Impervious Area (SF)	Redeveloped Impervious Area (SF)	Undisturbed Impervious Area (SF)	Total Impervious Area (SF)
1	15,710	40,130	8,510	64,350
2	2,380	29,320		31,700
3	4,280	26,050		30,330
4	8,420	34,370	15,460	58,250
5	6,250	17,360	7,370	30,980
6	4,150	11,530	11,640	27,320
7	5,580	13,000	62,500	81,080
8	2,040	8,060	27,790	37,890
9	20,920	3,460		24,380
10	16,280	260		16,540
11	27,280	260		27,540
12	14,030	260		14,290
13	5,330	5,320		10,650
14	5,390	3,260		8,650
15	5,550	3,470		9,020
16	9,670	9,230		18,900
17	4,720	330		5,050
NTA 1	860	1,060		1,920
NTA 2	920	970		1,890
NTA 3	1,170	0		1,170
NTA 4	700	3,680		4,380
NTA 5	4,390	3,840		8,230
NTA 6	9,790	1,020		10,810
NTA 7	4,290	0		4,290
TOTAL	180,100	216,240	133,270	529,610

Note: Total impervious area in this table represents the areas within the defined DMA's and does not include impervious areas outside the DMA areas, see Table 3 for a total project impervious area summary.

WES BMP Sizing Software Version 1.6.0.2, May 2018

WES BMP Sizing Report

Project Information

Project Name	Parkway Woods Business Park
Project Type	Commercial
Location	26600 SW Parkway Avenue, Wilsonville, OR
Stormwater Management Area	805000
Project Applicant	Atwell Group, Inc.
Jurisdiction	OutofDistrict

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
DMA 1	64,350	Grass	ConventionalConcrete	D	BMP 1
DMA 2	31,700	Grass	ConventionalConcrete	D	BMP 2
DMA 3	30,330	Grass	ConventionalConcrete	D	BMP 3
DMA 4	58,250	Grass	ConventionalConcrete	D	BMP 4
DMA 5	30,980 35,770	Grass	ConventionalConcrete	D	BMP 5
DMA 6	27,320 22,530	Grass	ConventionalConcrete	D	BMP 6&7
DMA 7	81,080	Grass	ConventionalConcrete	D	BMP 6&7
DMA 8	37,890	Grass	ConventionalConcrete	D	BMP 8
DMA 9	24,380	Grass	ConventionalConcrete	D	BMP 9
DMA 10	16,540	Grass	ConventionalConcrete	D	BMP 10
DMA 11	27,590	Grass	ConventionalConcrete	D	BMP 11
DMA 12	14,290	Grass	ConventionalConcrete	D	BMP 12
DMA 14	8,650	Grass	ConventionalConcrete	D	BMP 14
DMA 15	9,020	Grass	ConventionalConcrete	D	BMP 15

			ncrete		
DMA 16	18,900	Grass	ConventionalCo ncrete	D	BMP 16
DMA 17	5,050	Grass	ConventionalCo ncrete	D	BMP 17
DMA 13	10,650	Grass	ConventionalCo ncrete	D	BMP 13

LID Facility Sizing Details

LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
BMP 1	FlowControlA ndTreatment	Rain Garden - Filtration	C1	2,574.0	3,240.0	2.6
BMP 8	FlowControlA ndTreatment	Rain Garden - Filtration	C1	1,515.6	2,125.0	2.0
BMP 6&7	FlowControlA ndTreatment	Rain Garden - Filtration	C1	4,336.0	4,400.0	3.3
BMP 5	FlowControlA ndTreatment	Rain Garden - Filtration	C1	1,239.2	2,000.0	1.8
BMP 4	FlowControlA ndTreatment	Rain Garden - Filtration	C1	2,330.0	2,330.0	2.4
BMP 3	FlowControlA ndTreatment	Rain Garden - Filtration	C1	1,213.2	1,356.0	1.8
BMP 2	FlowControlA ndTreatment	Rain Garden - Filtration	C1	1,268.0	1,620.0	1.8
BMP 9	FlowControlA ndTreatment	Rain Garden - Filtration	C1	975.2	1,000.0	1.6
BMP 10	FlowControlA ndTreatment	Rain Garden - Filtration	C1	661.6	900.0	1.3
BMP 11	FlowControlA ndTreatment	Rain Garden - Filtration	C1	1,103.6	1,678.0	1.7
BMP 12	FlowControlA ndTreatment	Rain Garden - Filtration	C1	571.6	860.0	1.2
BMP 14	FlowControlA ndTreatment	Rain Garden - Filtration	C1	346.0	478.0	0.9
BMP 15	FlowControlA ndTreatment	Rain Garden - Filtration	C1	360.8	1,031.0	1.0
BMP 16	FlowControlA ndTreatment	Rain Garden - Filtration	C1	756.0	3,053.0	1.4
BMP 17	FlowControlA ndTreatment	Rain Garden - Filtration	C1	202.0	420.0	0.7
BMP 13	FlowControlA ndTreatment	Rain Garden - Filtration	C1	426.0	1,756.0	1.0

Pond Sizing Details

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only
2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).
3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.
4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

WES BMP Sizing Software Version 1.6.0.2, May 2018

WES BMP Sizing Report

Project Information

Project Name	Modifications to Parkway Woods Business Park (Twist Bioscience)
Project Type	Addition
Location	26660 SW Parkway Avenue, Wilsonville, OR
Stormwater Management Area	6400
Project Applicant	Mackenzie
Jurisdiction	OutofDistrict

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
DMA5	35,770	Grass	ConventionalConcrete	D	BMP5
DMA6	22,530	Grass	ConventionalConcrete	D	BMP6&7
DMA7	81,080	Grass	ConventionalConcrete	D	BMP6&7
DMA6a	585	Grass	ConventionalConcrete	D	BMP6&7

LID Facility Sizing Details

LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
BMP5	FlowControlAndTreatment	Rain Garden - Filtration	C1	1,430.8	2,000.0	1.9
BMP6&7	FlowControlAndTreatment	Rain Garden - Filtration	C1	4,167.8	4,400.0	3.3

Pond Sizing Details

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only
2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).
3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.
4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

Preliminary Report

Ticor Title - Oregon
111 SW Columbia St., Ste 1000, Portland, OR 97201

Escrow Officer: Alli Swallow
Email: Alli.Swallow@TicorTitle.com
Phone: 503-219-2179
File No.: 36262108473

Property Address: 26600 SW Parkway Avenue, Wilsonville, OR 97070

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TICOR TITLE

Title Officer: [Title Officer](#)

SUMMARY

EXCEPTIONS

FORM OF POLICY:
A. LITIGATION IN 2010 (Insurance's Policy of Title Insurance)
4/24/2010

EXCEPTIONS

- A. Property taxes, which are not yet paid, are payable.
- B. Subordination or second mortgage if any.
- C. Payment of Correction Affidavit (Required - FIDUCIARY)
- D. Easement rights.
- E. Easement to a deed granting the buying, selling or financing of mortgage loans on land units.
- F. Easements, conditions, and restrictions.
- G. Easement.
- H. Easement of Public.
- I. Abstract of Judgment.
- J. Notice of Independent Solar Design/Provider Conflict.
- K. Existing easement.
- L. If the land is within the area affected by a Geographical Targeting Order issued by the CTR.

FILE NUMBER: 36262108473
PLANT DATE: April 2, 2010 at 7:50 a.m.
PROPERTY TYPE: Single Family Residence

APRIL 2, 2010 AT 7:50 A.M.

Effortless, Efficient, Compliant, and Accessible



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Ticor Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

A handwritten signature in cursive script, appearing to read 'Maggie Metcalf', written over a horizontal line.



111 SW Columbia St., Ste 1000, Portland, OR 97201
(503)242-1210 FAX (503)242-0770

PRELIMINARY REPORT

ESCROW OFFICER: Alli Swallow
Alli.Swallow@TicorTitle.com
503-219-2179

ORDER NO.: 36262108473

TITLE OFFICER: Tami Conn

TO: Ticor Title Company of Oregon
111 SW Columbia St., Ste 1000
Portland, OR 97201

ESCROW LICENSE NO.: EA850600240

OWNER/SELLER: PWII Owner, LLC

BUYER/BORROWER: ScanlanKemperBard Companies, LLC

PROPERTY ADDRESS: 26600 SW Parkway Avenue, Wilsonville, OR 97070

EFFECTIVE DATE: October 5, 2021, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
	\$ 0.00	\$ 0.00
	\$ 0.00	\$ 0.00
Government Lien Search		\$ 105.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

PWII Owner, LLC, a Delaware limited liability company

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF WILSONVILLE, COUNTY OF CLACKAMAS, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Order No.: 36262108473

EXHIBIT "A"
Legal Description

Parcel 3, PARTITION PLAT NO. 2018-109, recorded October 19, 2018 as Document No. 2018-064476, in the City of Wilsonville, County of Clackamas, State of Oregon.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-22.
7. City Liens, if any, in favor of the City of Wilsonville. None found as of October 8, 2021.
8. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: October 4, 1951
[Book: 449](#)
[Page: 333](#)
Affects: The Westerly portion
9. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: March 17, 1952
[Book: 454](#)
[Page: 434](#)
Affects: The Westerly portion

10. Easement for the purpose shown below and rights incidental thereto, acquired in Suit filed in the Circuit Court of Clackamas County, Oregon:
Granted to: The United States of America
Case No.: 67-375
Filing Date: July 26, 1967
Purpose: Transmission lines
Disclosed by Notice of Lis Pendens;
Recording Date: July 31, 1967
[Book: 653](#)
[Page: 898](#)
Affects: The Northerly portion
11. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The United States of America
Purpose: Transmission line
Recording Date: November 15, 1967
[Recording No.: 67-001644](#)
Affects: A 75 foot wide strip through the Northerly portion
12. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Sewer
Recording Date: April 20, 1973
[Recording No.: 73-011953](#)
Affects: A 12 foot wide strip through the Westerly portion
13. Easement for the purposes shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Water well, well pipe and distribution piping center
Recording Date: August 15, 1985
[Recording No.: 85-028465](#)
Affects: The Northeasterly portion
14. Buffer Zone Agreement, including the terms and provisions thereof;
Executed by: Adjoining property owners
Recording Date: December 16, 1988
[Recording No.: 88-052582](#)
15. Easement for the purposes shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Sidewalk and public utility
Recording Date: March 7, 1997
[Recording No.: 97-016878](#)
Affects: The Easterly portion

And as shown on recorded [PARTITION PLAT NO. 2018-109](#).
16. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Wetland mitigation
Recording Date: June 25, 1997
[Recording No.: 97-047099](#)
Affects: The Northeasterly portion

17. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
 Granted to: The City of Wilsonville
 Purpose: Sidewalk
 Recording Date: March 18, 1999
[Recording No.: 99-027235](#)
 Affects: A 10 foot wide strip through the Westerly portion
18. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
 Granted to: The City of Wilsonville
 Purpose: Stormwater maintenance covenant and access
 Recording Date: March 8, 2006
[Recording No.: 2006-020409](#)
 Affects: Exact location not disclosed
19. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
 Granted to: The City of Wilsonville
 Purpose: Public utility
 Recording Date: July 24, 2013
[Recording No.: 2013-051331](#)
 Affects: The Northeasterly portion

 And as shown on recorded [PARTITION PLAT NO. 2018-109](#)
20. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on recorded [PARTITION PLAT NO. 2015-083](#):
 Purpose: Public utility
 Affects: A 10 foot wide strip through the Easterly Westerly portions
21. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded [PARTITION PLAT NO. 215-083](#):
 Recording Date: November 5, 2015
 Recording No.: 2015-074482
22. Sidewalk Easement Agreement, including the terms and provisions thereof;
 Executed by: Xerox Corporation, a New York Corporation, and the City of Wilsonville
 Recording Date: November 5, 2015
[Recording No.: 2015-074483](#)
23. Sanitary Sewer Pipeline Easement Agreement, including the terms and provisions thereof;
 Executed by: Xerox Corporation, a New York Corporation, and the City of Wilsonville
 Recording Date: November 5, 2015
[Recording No.: 2015-074485](#)
24. Declaration of Utility, Fire Protection, Communications and Reciprocal Access Easements, including the terms and provisions thereof;
 Recording Date: November 5, 2015
[Recording No.: 2015-074486](#)
25. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on recorded [PARTITION PLAT NO. 2018-109](#);
 Purpose: Public utility
 Affects: An 8 foot wide strip through the Northerly portion

26. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded [PARTITION PLAT NO. 2018-109](#):
Recording Date: October 19, 2018
Recording No.: 2018-064476
27. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Public access
Recording Date: October 19, 2018
[Recording No.: 2018-064477](#)
Affects: A 40 foot wide strip through the Northerly portion

And as shown on recorded [PARTITION PLAT NO. 2018-109](#).
28. Declaration of Communications Line Easement and Maintenance Agreement, including the terms and provisions thereof;
Recording Date: October 19, 2018
[Recording No.: 2018-064478](#)

And as shown on recorded [PARTITION PLAT NO. 2018-109](#).
29. Declaration of Private Sanitary Sewer Line Easement and Maintenance Agreement, including the terms and provisions thereof;
Recording Date: October 19, 2018
[Recording No.: 2018-064479](#)

And as shown on recorded [PARTITION PLAT NO. 2018-109](#).
30. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey, Job No. 17606A149, Dated January 13, 2020, Prepared by Otak Inc.:
Matters shown:
a: Utility Lines as shown without recorded easements
b: Wetlands as shown
31. A Line of Credit Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below,
Amount: \$36,100,000.00
Dated: April 14, 2020
Grantor: PWII Owner, LLC, a Delaware limited liability company
Trustee: Ticor Title Company of Oregon, an Oregon corporation
Beneficiary: BDS III Mortgage Capital B LLC, a Delaware limited liability company
Loan No.: 20-003887
Recording Date: April 14, 2020
[Recording No.: 2020-026808](#)

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

32. A Financing Statement as follows:
 Debtor: PWII Owner, LLC
 Secured Party: BDS III Mortgage Capital B LLC
 Recording Date: April 14, 2020
[Recording No.: 2020-026809](#)
33. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
34. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: **PWII Owner, LLC, a Delaware limited liability company**

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created.
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

35. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.
36. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

37. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

38. Any encroachment (of existing improvements located on the subject Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject Land.

The Company will require a survey of the Land by a professional surveyor, and this exception may be eliminated or limited as a result thereof.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-21
 Amount: \$482,580.45
 Levy Code: 003.023
[Account No.: 05030367](#)
 Map No.: 31W12 **00511**

Fiscal Year: 2020-21
 Amount: \$2,407.34
 Levy Code: 003.023
[Account No.: 05030853](#)
 Map No.: 31W12 **00511A1**
 Affects: Improvements

Fiscal Year: 2020-21
 Amount: \$1,609.29
 Levy Code: 003.023
[Account No.: 05030854](#)
 Map No.: 31W12 **00511M1**
 Affects: Machinery and Equipment

Fiscal Year: 2020-21
 Amount: \$18,123.78
 Levy Code: 003.051
[Account No.: 05025755](#)
 Map No.: 31W12 **00581**

Fiscal Year: 2020-21
 Amount: \$1,297.71
 Levy Code: 003.027
[Account No.: 01469459](#)
 Map No.: 31W12 **00591**

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- C. In order to complete this report the Company requires the following:

Information requested: Policy amount(s)

Please provide the amounts as soon as possible.

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

- D. Furnish recording instructions with the documents to be recorded in this transaction. Said instructions must address each requirement made herein, list any endorsements to be issued with the policy and specify the recording order of any documents furnished.

The Company reserves the right to add additional items or make further requirements after review of the requested instructions prior to recording the documents or issuing any requested endorsement.

The Company also reserves the right to charge any applicable additional fees for any endorsement requested.

- E. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: ScanlanKemperBard Companies, LLC, an Oregon limited liability company

- F. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: **ScanlanKemperBard Companies, LLC, an Oregon limited liability company**

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- G. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Statutory Special Warranty Deed
Recording Date: April 14, 2020
[Recording No: 2020-026807](#)

- H. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- I. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

- J. Recording Charge (Per Document) is the following:
- | County | First Page | Each Additional Page |
|------------|------------|----------------------|
| Multnomah | \$86.00 | \$5.00 |
| Washington | \$81.00 | \$5.00 |
| Clackamas | \$93.00 | \$5.00 |

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document which is recorded electronically. As of 11/8/2021 this fee will increase to \$5.25 per document.

Note: Please send any documents for recording to the following address:

Portland Title Group
Attn: Recorder
1433 SW 6th Ave.
Portland, OR. 97201

- K. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- L. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- M. Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.
- N. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS
- | | |
|--|--|
| Fiscal Year: | July 1 st through June 30 th |
| Taxes become a lien on real property, but are not yet payable: | July 1 st |
| Taxes become certified and payable (approximately on this date): | October 15 th |
| First one third payment of taxes is due: | November 15 th |
| Second one third payment of taxes is due: | February 15 th |
| Final payment of taxes is due: | May 15 th |
- Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.
- Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

EXHIBIT ONE**2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

**2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;

- (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

**North Operating Center**

11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center

8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Sid Hariharan Godt
Address: 1515 SE Water Ave., Suite 100, Portland, OR 97214
Phone: (971) 346-3700
Email: SHariharanGodt@mcknze.com
Site Address: 26600 SW Parkway Ave.,
City: Wilsonville
Map & Tax Lot #: 3-1W-12 00511
Business Name: Twist Bioscience
Land Use/Building Jurisdiction: Wilsonville
Land Use/ Building Permit # TBD

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Exterior site improvements to add two (2) hazardous waste storage buildings and a CO2 tank.

Permit/Review Type (check one):

- ☒ Land Use / Building Review - Service Provider Permit
☐ Emergency Radio Responder Coverage Install/Test
☐ LPG Tank (Greater than 2,000 gallons)
☐ Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
☐ Explosives Blasting (Blasting plan is required)
☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
☐ Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
☐ Temporary Haunted House or similar
☐ OLCC Cannabis Extraction License Review
☐ Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2025-0163
Permit Type: SPP - Wilsonville
Submittal Date: 9/8/2025
Assigned To: McGladrey
Due Date: 9/8/2025
Fees Due: N/A
Fees Paid: 0

Approval/Inspection Conditions (For Fire Marshal's Office Use Only)

This section is for application approval only

Fire Marshal or Designee

9/8/2025

Date

Conditions:

A TVF&R final inspection is required for this project.

See Attached Conditions: ☐ Yes ☐ No

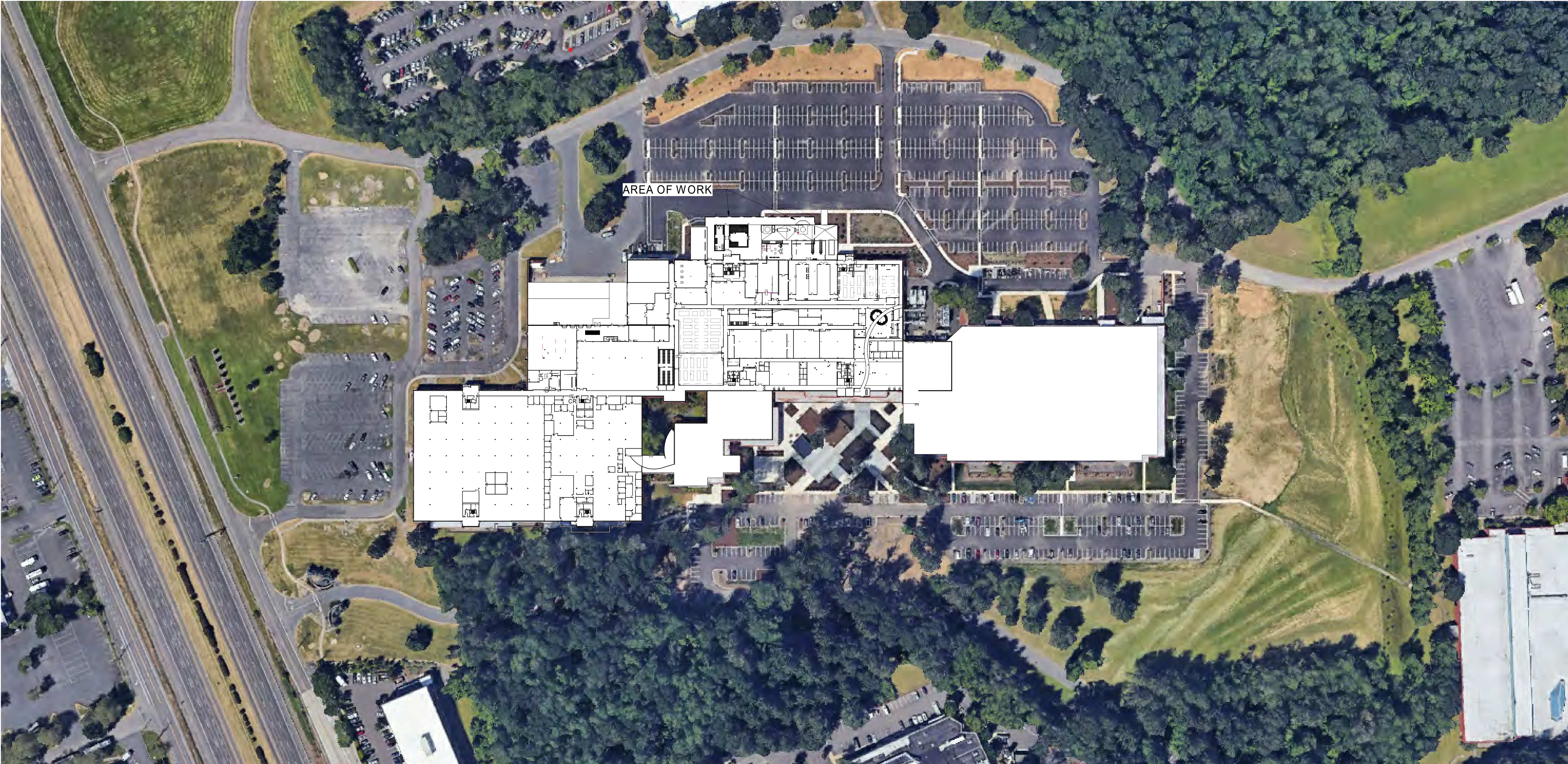
Site Inspection Required: ☒ Yes ☐ No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID

Date



1 OVERALL FIRE SITE PLAN

F0.10 1" = 80'-0"

© MACKENZIE 2025
ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF
MACKENZIE AND ARE NOT TO BE USED
OR REPRODUCED IN ANY MANNER
WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:

OVERALL FIRE
SITE PLAN



APPROVED PLANS

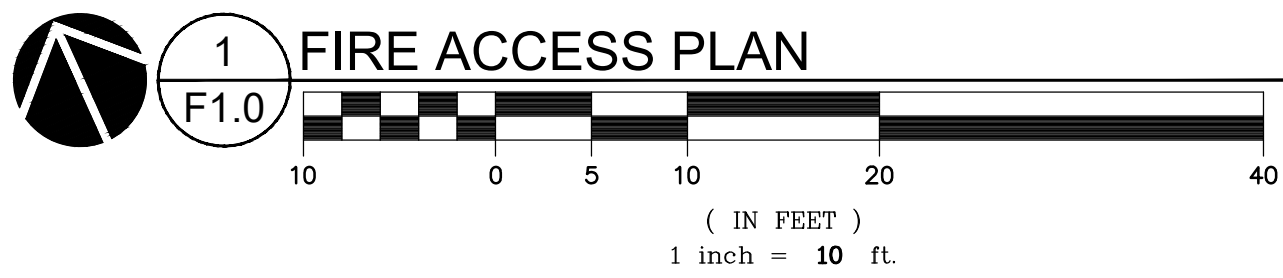
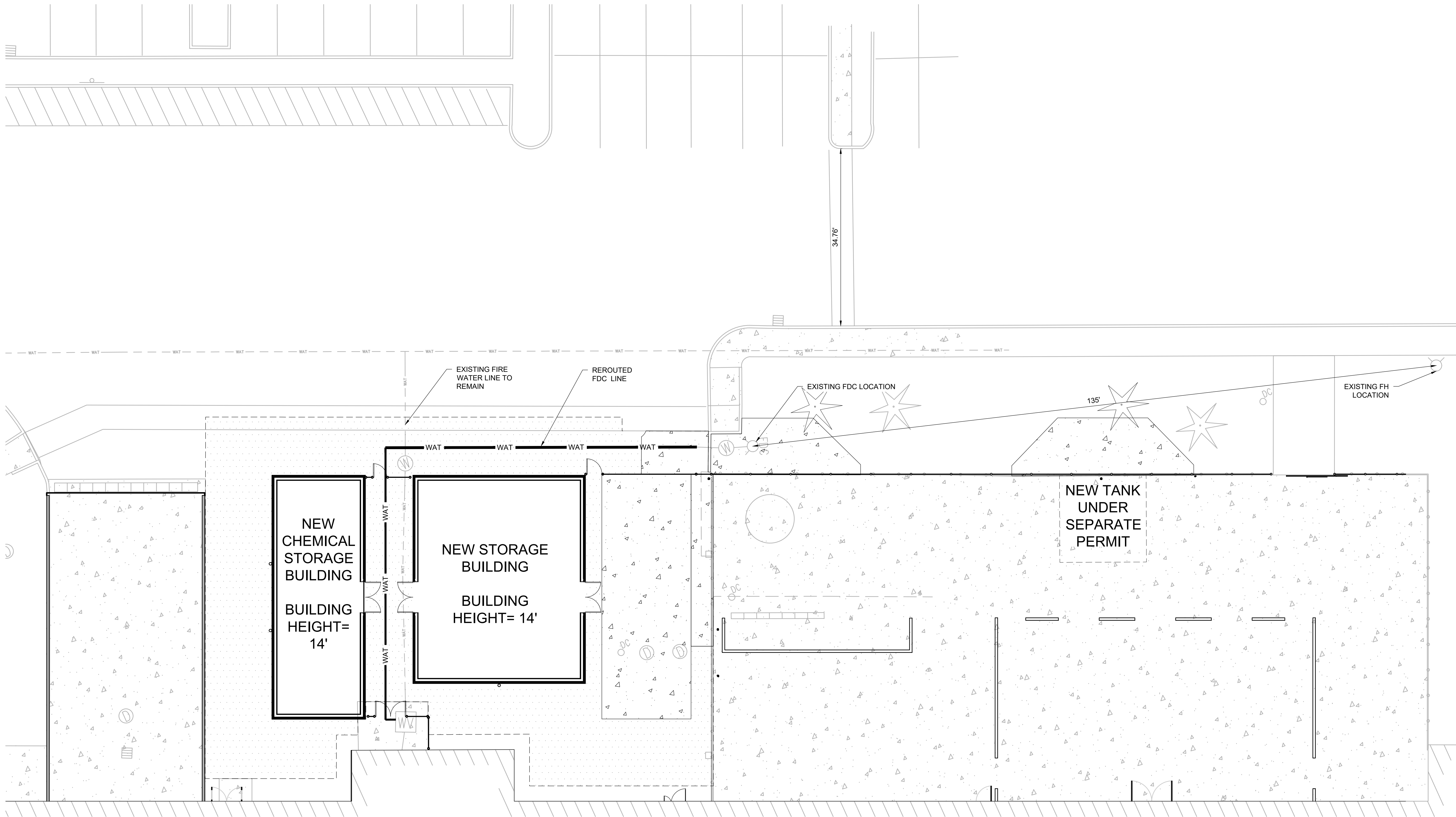
APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS.

Deputy Fire Marshal II

TVF&R Permit #2025-0163

Note: A TVF&R final inspection is required for this project.

FOR REFERENCE ONLY

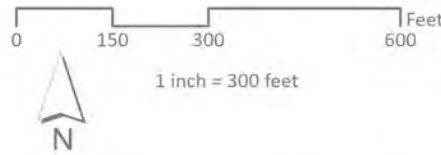


REVISION SCHEDULE		
Delta	Issued As	Issue Date



- LEGEND
- Site
 - Tax Lots
 - Wetlands
 - Stream Line

City of Wilsonville
Exhibit B2 DB25-0008



SOURCE DATA: Metro RLIS Lite Base Data, June 2025
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 6/19/2025 Map Created By: AAF
File: Twist Bioscience Project No: 2250173.00



MACKENZIE.

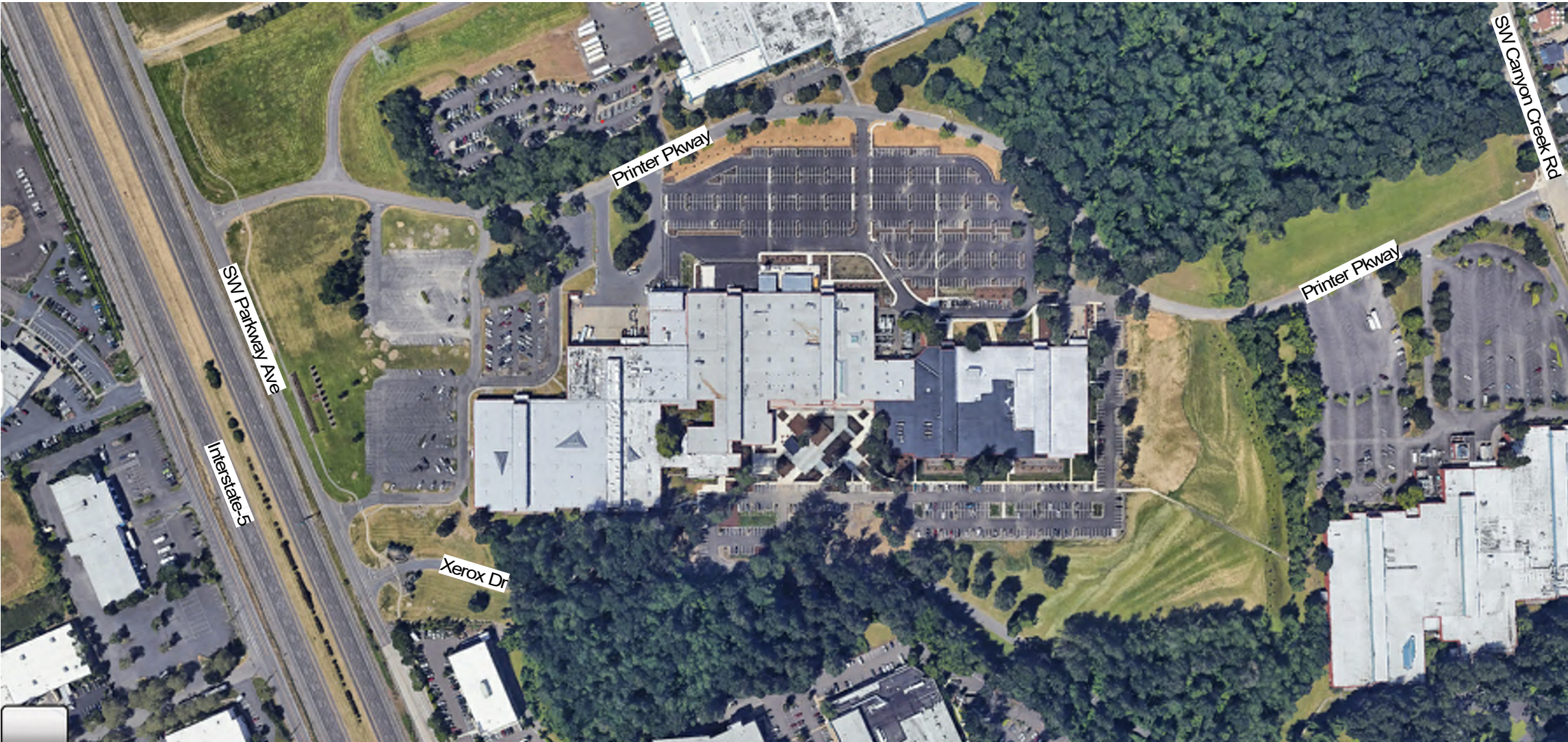
P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM
RivierEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

Portland, Oregon • Vancouver, Washington • Seattle, Washington

BIOWASTE STORAGE

BIOWASTE AND HAZARDOUS MATERIAL STORAGE BUILDINGS LAND USE SUBMITTAL: 09/8/2025

26600 SW PARKWAY AVE
WILSONVILLE, OR 97070



VICINITY MAP (NTS)

MAP IS VALID AS OF 06/10/2025

CLIENT

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PROJECT INFORMATION

PROJECT ADDRESS: 26600 SW PARKWAY AVE,
WILSONVILLE, OR 97070
LEGAL DESCRIPTION: PARCEL NUMBER: 05030367 DOCUMENT NUMBER:
2020-026807 IN THE CITY OF WILSONVILLE, COUNTY OF
CLATSOP, STATE OF OREGON

SCOPE OF WORK

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF TWO NEW STORAGE BUILDINGS TO THE NORTH OF AN EXISTING BUILDING. ONE OF THE STORAGE BUILDINGS WILL BE FOR H-3 HAZARDOUS MATERIALS STORAGE. BOTH BUILDINGS WILL BE CONSIDERED PART OF THE ORIGINAL BUILDING IN TERMS OF CONSTRUCTION TYPE, ALLOWABLE AREA, AND REQUIRED SEPARATION.

OREGON GOVERNING CODES

2025 OREGON STRUCTURAL SPECIALTY CODE (OSSC) (BASED ON THE 2024 INTERNATIONAL BUILDING CODE (IBC))

2024 OREGON EXISTING BUILDING CODE (BASED ON THE INTERNATIONAL EXISTING BUILDING CODE 2024 (IEBC 2024) WITH AMENDMENTS AND ADDITIONS)

2025 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) (BASED ON THE ASHRAE 90.1, 2019 WITH AMENDMENTS AND ADDITIONS)

2025 OREGON MECHANICAL SPECIALTY CODE (OMSC) (BASED ON THE 2021 INTERNATIONAL MECHANICAL CODE AND INTERNATIONAL FUEL GAS CODE)

2023 OREGON ELECTRICAL SPECIALTY CODE (OESC) (BASED ON THE 2023 NATIONAL ELECTRICAL CODE (NEC))

2023 OREGON PLUMBING SPECIALTY CODE (OPSC) (BASED ON THE 2021 OPSC AND 2021 UNIFORM PLUMBING CODE (UPC))

2017 OREGON ACCESSIBILITY CODE (BASED ON THE A117.1, 2017 WITH AMENDMENTS AND ADDITIONS)

2022 OREGON FIRE CODE (OFC) (BASED ON 2021 INTERNATIONAL FIRE CODE)

OREGON DEFERRED SUBMITTALS

2025 OSSC 107.3.4.1 & ASCE 7-16

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. SEE ORS 455-467(3).

THE FOLLOWING IS A LIST OF DEFERRED SUBMITTALS FOR REVIEW BY THE DESIGN PROFESSIONAL IN CHARGE WHO SHALL REVIEW AND PROVIDE ANY REQUIRED NOTATION INDICATING THEY HAVE BEEN REVIEWED AND ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

CONTRACTOR TO SUBMIT DRAWINGS & CALCULATIONS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF OREGON TO ARCHITECT/ENGINEER BEFORE SUBMITTING TO JURISDICTION FOR REVIEW & PERMITTING.

THE GENERAL CONTRACTOR SHALL PAY FOR ANY PROCESSING, REVIEW AND PERMIT RELATED FEES.

ARCHITECTURAL DEFERRED SUBMITTALS

1. RAISED METAL FLOOR
2. SPRINKLERS AND FIRE PROTECTION



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Mechanical/Electrical

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**TITLE SHEET &
PROJECT
INFORMATION**

SHEET

G0.01

JOB NO. **2250173.00**

LAND USE REVIEW 04/22/2026

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REVISION SCHEDULE		
Delta	Issued As	Issue Date



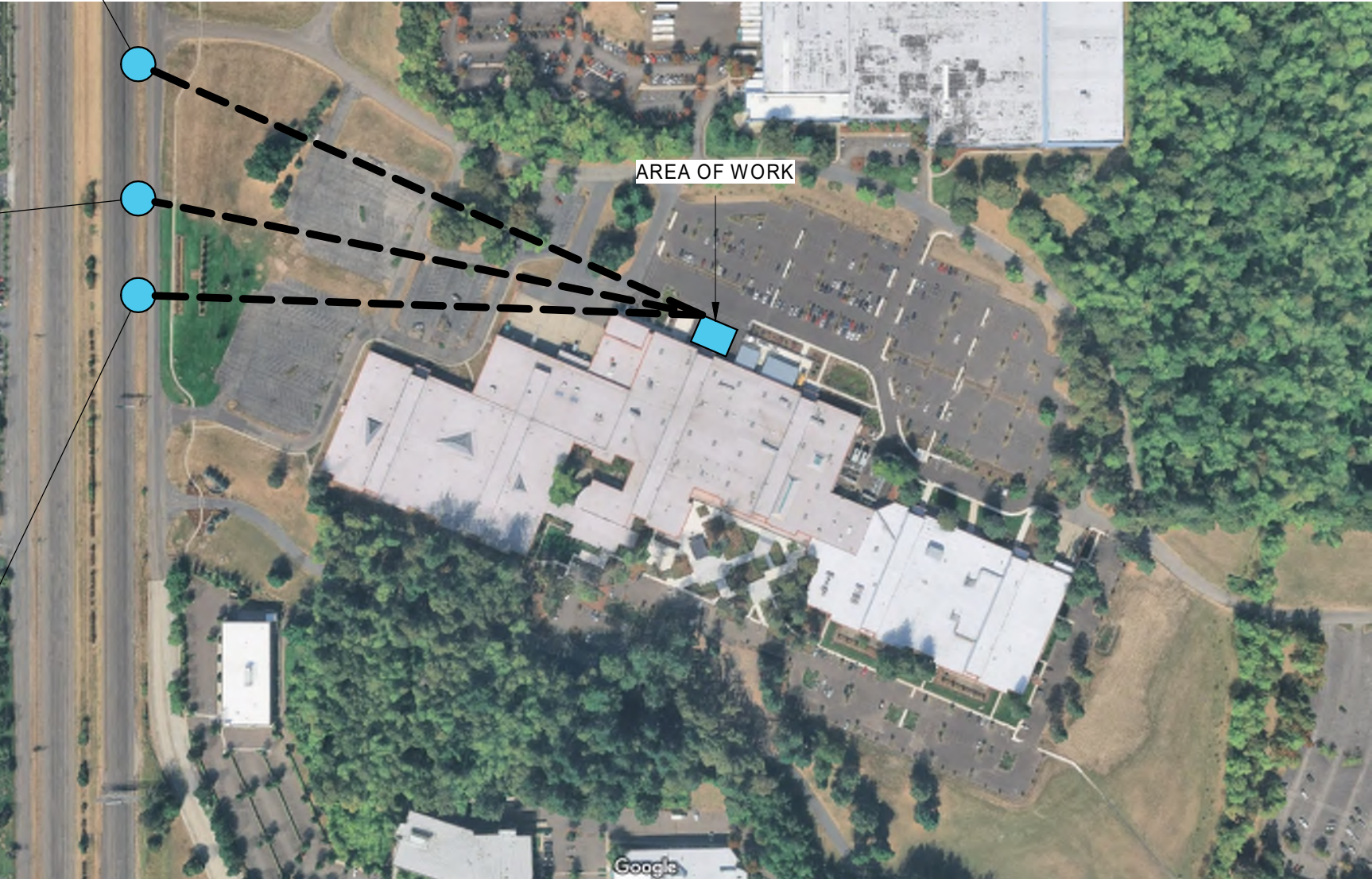
VIEW FROM STREET - 3
AREA OF WORK IS OBSCURED BY TREES



VIEW FROM STREET - 2
AREA OF WORK IS OBSCURED BY TREES.



VIEW FROM STREET - 1
AREA OF WORK IS OBSCURED BY BERM AND TREES



GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN IS BASED ON A SURVEY BY OTHERS AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH ITS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION
- CONTRACTOR MUST COMPLY WITH LOCAL AND STATE REQUIREMENTS TO NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE
- CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES
- REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A PUBLIC WORKS PERMIT
- CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH AS-BUILT PLANS AT LEAST 2 WEEKS PRIOR TO REQUESTING AGENCY SIGN OFF ON PERMITS FOR OCCUPANCY
- CONTRACTOR SHALL PERFORM ALL THE WORK SHOWN ON THE DRAWINGS AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT

SITE DEMOLITION NOTES

- COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC
- INSTALL EROSION CONTROL MEASURES AND TEMPORARY FENCING PRIOR TO ANY DEMOLITION ACTIVITIES
- MITIGATE DUST POLLUTION DUE TO DEMOLITION ACTIVITIES
- PROTECT ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPE AND OTHER ELEMENTS THAT ARE NOT DESIGNATED FOR REMOVAL. ANY DAMAGE TO EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE
- DO NOT BEGIN REMOVAL UNTIL ITEMS TO BE SALVAGED OR RELOCATED HAVE BEEN REMOVED AS NOTED. IF REMOVED GRAVEL OR PAVEMENT MATERIALS ARE TO BE RECYCLED OR REUSED, PREVENT CONTAMINATION OF THESE MATERIALS FROM TOPSOIL OR OTHER DELETERIOUS MATERIAL
- CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH AFFECTED UTILITY COMPANIES. OBTAIN ALL REQUIRED PERMITS, NOTIFY THEM PRIOR TO STARTING WORK, AND COMPLY WITH THEIR REQUIREMENTS. ADDITIONAL REMOVALS MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND THE CONTRACTOR SHALL CONFIRM ACCORDINGLY PRIOR TO BID. ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED AND ACTIVE UTILITIES FOR AS-BUILT PURPOSES AND SUPPLY TO OWNER AND ARCHITECT/ENGINEER OF RECORD
- DEMOLISH AND REMOVE ALL NON-BUILDING SITE STRUCTURES AND ASSOCIATED FEATURES (APPURTENANCES) AS SHOWN. WITHIN AREA OF NEW CONSTRUCTION, REMOVE DESIGNATED WALLS AND FOOTINGS TO 2 FEET MINIMUM BELOW FINISHED GRADE. DEMOLISH ALL PAVED AREAS DESIGNATED FOR REMOVAL DOWN TO NATIVE SUBGRADE
- ALL VEGETATION AND DELETERIOUS MATERIALS WITHIN THE LIMITS OF WORK SHALL BE STRIPPED AND REMOVED FROM THE SITE PRIOR TO GRADING WORK UNLESS NOTED OTHERWISE (E.G. PROTECTED TREES)
- IF HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION, STOP WORK AND IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT/ENGINEER OF RECORD

GRADING NOTES

- ROUGH GRADING: ROUGH GRADE TO ALLOW FOR DEPTH OF BUILDING SLABS, PAVEMENTS, BASE COURSES, AND TOPSOIL PER DETAILS AND SPECIFICATIONS
- FINISH GRADING: BRING ALL FINISH GRADES TO LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, HARDSCAPE FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. SOFTSCAPE GRADES (INCLUDING ADDITIONAL DEPTH OF TOPSOIL) SHALL BE SET 6 INCHES BELOW BUILDING FINISHED FLOORS WHERE ABUTTING BUILDINGS, 1-2 INCHES WHERE ABUTTING WALKWAYS OR CURBS, OR MATCHING OTHER SOFTSCAPE GRADES. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES. AVOID ABRUPT CHANGES IN LEVELS. AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER TRADES HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES
- EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE
- EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE LOCAL AGENCY AND STATE AGENCY REQUIREMENTS. THE AUTHORITIES HAVING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL
- DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE ENGINEER AND/OR AUTHORITIES HAVING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL
- SITE TOPSOIL, STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT
- CONTRACTOR TO REVIEW AND CONFIRM GRADES AT JOIN POINTS, SUCH AS AT DAYLIGHT LIMITS AND BUILDING ENTRANCES, PRIOR TO CONSTRUCTION
- ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL BE CONSTRUCTED AT 2% MAXIMUM SLOPE IN ALL DIRECTIONS
- PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES SHALL BE CONSTRUCTED AT 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM LONGITUDINAL SLOPE (8.33% FOR DESIGNATED RAMPS)

UTILITY NOTES

- ALL WORK SHALL CONFORM TO THE CURRENT EDITIONS OF THE STATE PLUMBING AND BUILDING CODES WITH LOCAL AMENDMENTS AS APPLICABLE ALONG WITH ANY ADDITIONAL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING (POTHOLING), PROVIDING SUCH IS PERMITTED BY THE AUTHORITIES HAVING JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS. PROVIDE CLEANOUTS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE PLUMBING CODE (E.G. UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.13).
- ALL SANITARY AND STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED
- ALL DOWNSPOUT LEADERS TO BE 6 INCHES AT 2.0% MINIMUM UNLESS NOTED OTHERWISE
- IF APPLICABLE, PROVIDE 2 INCH PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2 INCH PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4 INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS
- PREFABRICATED PLUMBING PRODUCTS USED SHALL BE LISTED ON THE IAPMO R&T PRODUCT LISTING DIRECTORY (pld.iapmo.org). ALL SUBMITTALS FOR REVIEW SHALL BE ACCOMPANIED BY MANUFACTURER'S LITERATURE CLEARLY STATING THIS CERTIFICATION AND/OR THE PRODUCT LISTING CERTIFICATE FROM THE IAPMO DIRECTORY WEBSITE
- IF APPLICABLE, CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE LANDSCAPE PLANS AND SPECIFICATIONS
- SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5 FEET OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING
- CONTRACTOR TO MAINTAIN MINIMUM 3 FEET OF COVER OVER ALL UTILITY PIPING AND CONDUITS, UNLESS NOTED OTHERWISE
- WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE EXISTING PIPE TO VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES
- CONTRACTOR SHALL SCOPE ALL PRIVATE ONSITE GRAVITY SYSTEM LINES THAT ARE BEING CONNECTED TO FOR PROPOSED SERVICE. SCOPING SHALL OCCUR A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITH AS-BUILT RECORDS/SURVEY FINDINGS OR IF THE EXISTING UTILITIES ARE DAMAGED OR SHOW SIGNS OF SIGNIFICANT DETERIORATION. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH VIDEO RECORDS, ALONG WITH A SKETCH IF THE LOCATIONS DIFFER FROM AS-BUILT PLANS OR SURVEY FINDINGS
- PRODUCT MATERIAL SUBMITTALS FOR REVIEW BY THE ENGINEER SHALL BE ACCOMPANIED BY A MANUFACTURER'S CERTIFICATION THAT THE PRODUCT IS CAPABLE OF MEETING PERFORMANCE EXPECTATIONS (I.E. - WATERTIGHT, MINIMUM MAXIMUM BURIAL, PREVENTION OF GROUNDWATER INTRUSION, ETC.) BASED ON THEIR REVIEW OF THE PROJECT PLANS. IN THE ABSENCE OF A MANUFACTURER'S CERTIFICATION, THE GENERAL CONTRACTOR'S REVIEW STAMP SHALL CONSTITUTE THAT THEY HAVE PERFORMED THE NECESSARY REVIEW TO CERTIFY THE PRODUCTS CONFORMANCE TO PROJECT SPECIFICATIONS AND GENERAL EXPECTATIONS
- PIPE LENGTHS SHOWN ON PLANS ARE TWO DIMENSIONAL AND MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE
- MANHOLE RIM ELEVATIONS SHOWN ON PLANS REFERENCE THE CENTER OF THE STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONCILING LIDS/GRATES/ETC TO THE SLOPES OF THE SITE GRADING
- MANHOLE OR VAULT RIM ELEVATIONS SHALL BE SET FLUSH IN PAVEMENT AREAS AND 3-4 INCHES ABOVE GRADE IN LANDSCAPE AREAS. RIMS IN PAVEMENT AREAS SHALL BE HS-25 TRAFFIC RATED

EROSION CONTROL NOTES

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE LOCAL AGENCY INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS
- EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE BEFORE ANY LAND IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING APPROPRIATE NON-STORMWATER POLLUTION CONTROLS
- THE EROSION CONTROL DRAWING IS FOR GENERAL GUIDANCE ONLY. THE CONTRACTOR SHALL KEEP THE PLAN CURRENT FOR ALL PHASES OF CONSTRUCTION AND MEET EROSION/SEDIMENT CONTROL REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION (AHJ). ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE REQUIREMENTS OF THE AHJ, THE PLANS, AND THE PROJECT SPECIFICATIONS
- CONSTRUCT EROSION CONTROL IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS
- METHOD OF INSTALLATION FOR SEDIMENT FENCE SHALL NOT CAUSE DAMAGE TO VEGETATED SLOPE EXCEPT AT POINT OF INSTALLATION. SIDECAST MATERIAL SHALL BE KEPT TO A MINIMUM AND SHALL BE TO THE UPHILL SIDE OF THE SEDIMENT FENCE. THE FENCE SHALL BE INSTALLED AT LEAST 4 FEET FROM ADJACENT TREES
- ALL EROSION CONTROL DEVICES SHALL BE EXAMINED AND REPAIRED AFTER EACH STORM OCCURRENCE, AND INLETS SHALL BE CLEANED OF SEDIMENT WHENEVER NECESSARY
- HYDROSEED AND MULCH ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE AUTHORITIES HAVING JURISDICTION
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION TRAFFIC TO PAVED AREAS TO PREVENT AND MINIMIZE SEDIMENT TRACKING OFF-SITE. CONTRACTOR SHALL SWEEP OR VACUUM PAVED AREAS IF SEDIMENT ACCUMULATION OCCURS. DO NOT TRACK SEDIMENT TO THE PUBLIC STREET OR NEIGHBORING PROPERTIES
- INSTALL TEMPORARY EROSION PREVENTION SUCH AS JUTE NETTING OR GEOTEXTILE ON DISTURBED AREAS STEEPER THAN 4H:1V
- STAGING AND STOCKPILE AREAS TO BE DETERMINED BY CONTRACTOR AND ADJUSTED TO ACCOMMODATE THE PROGRESS OF CONSTRUCTION

SITE WORK NOTES

- ALL CURB RADI TO BE 3 FEET UNLESS NOTED OTHERWISE
- GRADES AT BUILDING ENTRIES SHALL BE LESS THAN 2% IN ALL DIRECTIONS FOR A MINIMUM DISTANCE OF 5 FEET FROM THE BUILDING
- STAIR RISERS AND TREADS SHALL BE CONFORMANT WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE BUILDING CODE (E.G. INTERNATIONAL BUILDING CODE, CHAPTER 10, SECTION 1011.5)
- WHEREVER A PEDESTRIAN WALKING PATH IS WITHIN 36 INCHES OF A VERTICAL DROP OF 30 INCHES OR GREATER, GUARDRAIL SHALL BE INSTALLED CONFORMANT WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE BUILDING CODE (E.G. INTERNATIONAL BUILDING CODE, CHAPTER 10, SECTION 1015)
- PAVEMENTS WITH DEPRESSIONS OR BIRD BATHS, UNCONTROLLED CRACKS WHICH ARE VISIBLE WITHOUT MAGNIFICATION, AND/OR BONY OR OPEN GRADED SURFACES (EXCEPTING POROUS PAVEMENTS) WILL BE CONSIDERED UNACCEPTABLE. CONTRACTOR SHALL REVIEW PAVEMENT REPAIR OR REPLACEMENT ALTERNATIVES WITH THE OWNER AND ENGINEER PRIOR TO CONDUCTING THE REPAIR WORK AT NO COST TO THE OWNER.

LANDSCAPE NOTES

GENERAL

- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON.
- NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.

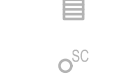
PLANTING

- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
- SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUND COVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
- IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
- REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
- A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
- TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.

IRRIGATION

- ALL NEW PLANTING AREAS AND STORMWATER AREAS TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION ZONES TO BE VALVED ACCORDING TO PLANT TYPES, EXPOSURE, AND MICROCLIMATIC CONDITIONS.
- ASSESS EXISTING IRRIGATION SYSTEM FOR FUNCTIONALITY AND ABILITY TO ACCOMMODATE ALL NEW LANDSCAPE AREAS.
- VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- SYSTEM SHALL SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
- CONTRACTOR SHALL DIG WITH CARE AND REPAIR OR REPLACE ANY DAMAGE TO PRE CONSTRUCTION CONDITIONS USING MATERIALS MATCHING EXISTING SYSTEM.
- MINIMIZE IMPACTS TO EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. TRENCH UNDER ROOTS GREATER THAN 2-INCHES IN DIAMETER. ARBORIST SHALL BE PRESENT FOR ANY TRENCHING WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
- CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
- CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
- CONTRACTOR TO LOCATE AND VERIFY LOCATION AND CONDITION OF POINT OF CONNECTION, CONTROLLER AND VALVES ONSITE. CONTRACTOR SHALL UTILIZE EXISTING POINT OF CONNECTION AND CONTROLLER.

LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
CURB	---	---
WETLAND BOUNDARY	---	---
EDGE OF PAVEMENT	---	---
EASEMENT	---	---
FENCE LINE	---	---
GRAVEL EDGE	---	---
POWER LINE	---	PWR
OVERHEAD WIRE	---	---
TRAFFIC SIGNAL WIRE	---	---
TELEPHONE LINE	---	TEL
TELEVISION LINE	---	---
GAS LINE	---	GAS
STORM SEWER LINE	---	STM
SANITARY SEWER LINE	---	SAN
WATER LINE	---	WAT
TREE		
CONTROL MANHOLE		
DRYWELL		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
WATER BLOWOFF/AIR RELEASE		
WATER METER		
WATER VALVE		
BACKFLOW PREVENTOR		
WATER VAULT		
MONITORING WELL		
STORM/SANITARY MANHOLE		
STORM SEWER CATCH BASIN		
SANITARY CLEAN OUT		
GAS VALVE		
GAS METER		
SIGN		
MAIL BOX		
FOUND SURVEY MONUMENT		
GUY WIRE ANCHOR		
UTILITY POLE		
HVAC UNIT		
POWER VAULT		
ELECTRICAL METER		
POWER JUNCTION BOX		
POWER TRANSFORMER		
LIGHT POLE		
TELEPHONE/TELEVISION VAULT		
TELEPHONE/TELEVISION JUNCTION BOX		
TELEPHONE/TELEVISION RISER		
SIGNAL JUNCTION BOX		
BOLLARD		
ADA COMPLIANT CURB RAMP SLOPE ARROW		
SLOPE ARROW		
DOCK DOOR		
DRIVE-IN DOOR		

ABBREVIATIONS

C	CENTER LINE
CL	PROPERTY LINE
AC	ASPHALT CONCRETE
AHJ	AUTHORITY HAVING JURISDICTION
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BOTTOM OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BS	BOTTOM OF STEP
BS	BACK OF WALK
C	COMPACT
CB	CATCH BASIN
CI	CAST IRON
CIP	CAST IN PLACE
CO	CLEANOUT
CONC	CONCRETE
CLR	CLEAR
CVR	COVER
DI	DUCTILE IRON
DW	DOMESTIC WATER
ECR	END CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESC	EROSION/SEDIMENT CONTROL
EW	EACH WAY
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FW	FIRE WATER/FACE OF WALL
GI/GUT	GUTTER LINE
GB	GRADE BREAK
H	ACCESSIBLE STALL
HDPE	HIGH-DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
IE	INVERT ELEVATION
LT	LEFT
ME	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OC	ON CENTER
ODOT	OREGON DEPARTMENT OF TRANSPORTATION
OSHA	OREGON STATE HEALTH AUTHORITY
OSSC	OREGON STATE SPECIFICATIONS FOR CONSTRUCTION
PCC	POINT OF CURVATURE
RCCP	PORTLAND CEMENT CONCRETE PAVING
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
ROW	RIGHT OF WAY
RSGV	RESILIENT SEAT GATE VALVE
RT	RIGHT
S	STANDARD
SAN	SANITARY SEWER
STA	STATION
STM	STORM
SW	SIDEWALK
TC	TOP OF CURB
TH	THRESHOLD
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
WC	WHEELCHAIR



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Project

Twist Bioscience

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WILSONVILLE, OR 97070

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:

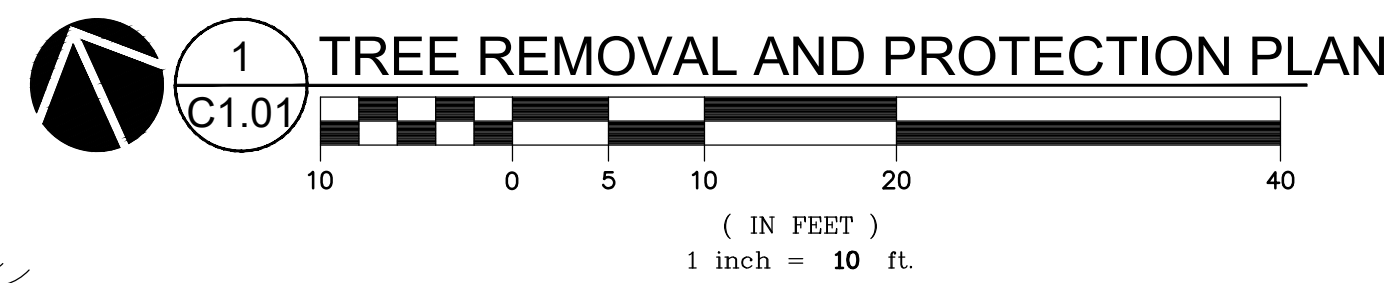
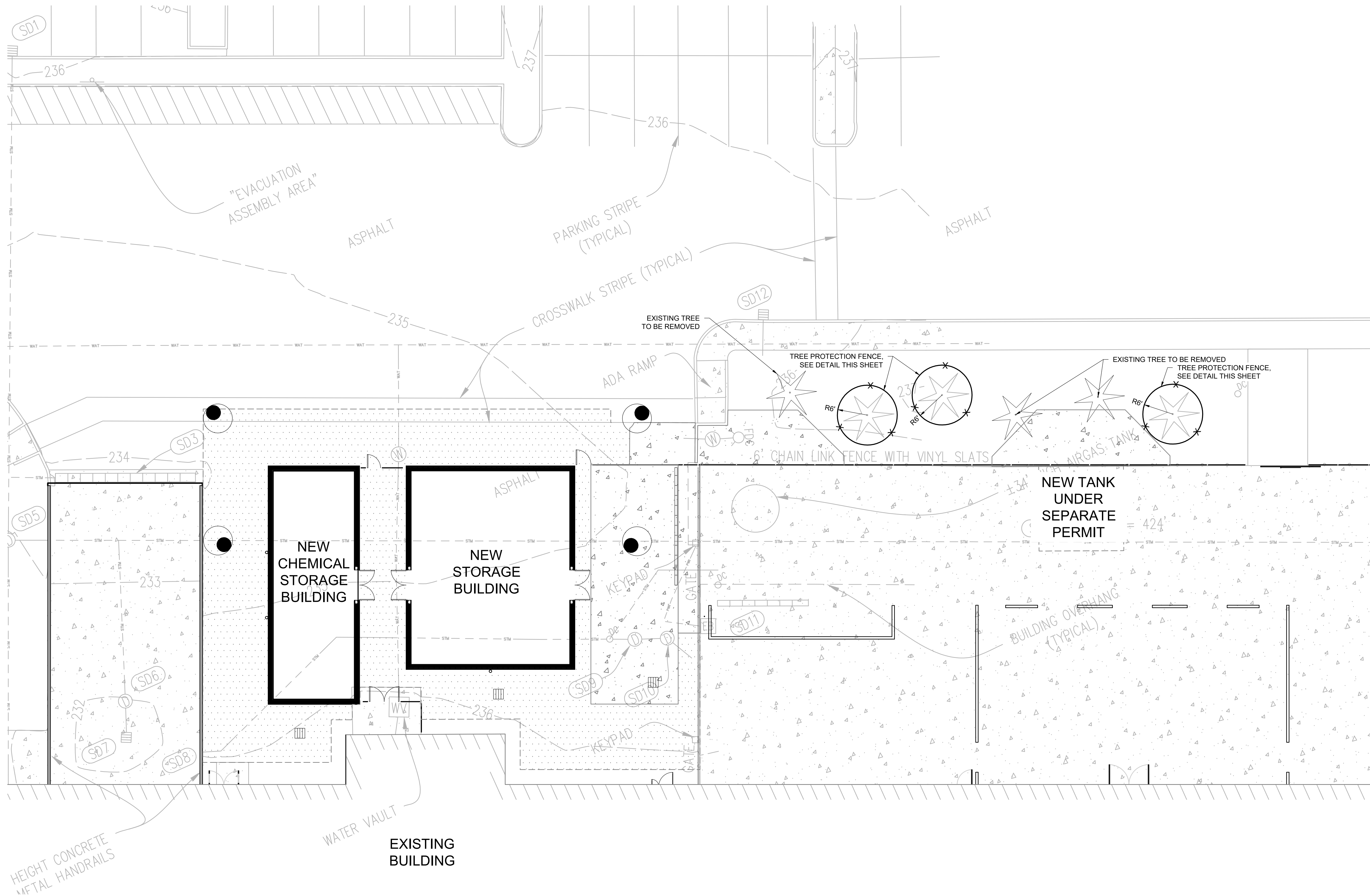
CIVIL GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

SHEET

C0.01

NOTES

- PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE ONLY. SEE SITE PLAN FOR MORE INFORMATION.
- ALL TREES ARE DOUGLAS FIR AND 3.5" DBH OR LESS.



TREE PROTECTION MEASURES:

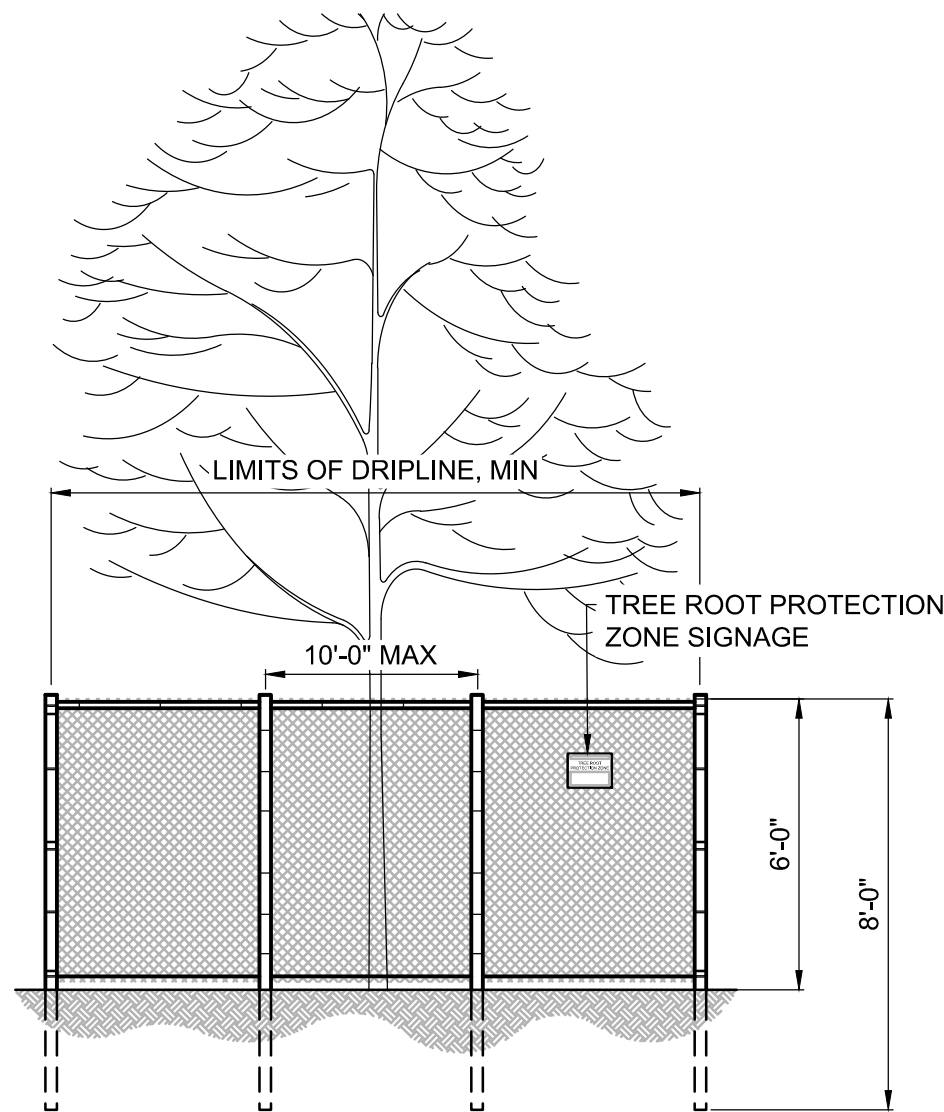
- UNLESS OTHERWISE INDICATED FOR REMOVAL, ALL TREES SHALL RECEIVE PROTECTIVE MEASURES FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH LOCAL AGENCY REQUIREMENTS.
- 6" HIGH MINIMUM METAL CHAIN LINK FENCING SHALL BE ERECTED AND MAINTAINED. FENCING SHALL COMPLETELY SURROUND AT MINIMUM THE TREE DRIP LINE FOR EACH TREE OR GROUP OF EXISTING TREES. THE TREE DRIP LINE SHALL BE DEFINED AS A CLEARANCE ZONE OF 1 FOOT PER 1 INCH DBH (DIAMETER AT BREAST HEIGHT + 4.5 FEET ABOVE GRADE) FROM THE TREE BEING PROTECTED.
- IN AREAS WHERE ROOT ZONE ENCROACHMENT IS UNAVOIDABLE, A CERTIFIED ARBORIST SHALL DESIGNATE THE FENCING LOCATION PRIOR TO START OF WORK.
- NO ACTIVITY MAY BE CONDUCTED WITHIN ANY DESIGNATED TREE PROTECTION AREA, INCLUDING BUT NOT LIMITED TO PARKING EQUIPMENT, PLACING SOLVENTS, STORING MATERIALS AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT OR OTHER DEBRIS, OR ANY EXCAVATION OR COMPACTION WORK.
- DURING CONSTRUCTION NO OBJECTS SHALL BE ATTACHED TO ANY TREE DESIGNATED TO BE RETAINED AND PROTECTED.
- PROVIDE MULCH COVER TO A MINIMUM DEPTH OF 6", PLYWOOD, OR OTHER SIMILAR MATERIAL AT AREAS ADJOINING DESIGNATED TREE PROTECTION AREAS TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT. COORDINATE PLACEMENTS AND LOCATION WITH THE LANDSCAPE ARCHITECT OR A CERTIFIED ARBORIST.
- PROTECTION FENCE SHALL BE MAINTAINED IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE AUTHORITY HAVING JURISDICTION OR UNTIL A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

EXCAVATION/TRENCHING AROUND TREES:

- PROPOSED TRENCHING AND EXCAVATION IN CLOSE PROXIMITY TO TREE PROTECTION ZONES MAY REQUIRE COORDINATION WITH A CERTIFIED ARBORIST. IF MAIN LATERAL OR TAP ROOTS OR ARE FOUND, STOP WORK IN THE AREA IMMEDIATELY AND CONSULT A CERTIFIED ARBORIST.
- WHERE TRENCHING IS REQUIRED WITHIN CRITICAL ROOT ZONE, AND HAS BEEN REVIEWED AND APPROVED BY A CERTIFIED ARBORIST, TUNNEL UNDER OR AROUND ROOTS BY HAND DIGGING OR BORING. DO NOT CUT MAIN LATERAL ROOTS OR TAP ROOTS. CLEANLY CUT/SEVER SMALLER ROOTS.
- RELOCATE ROOTS IN BACKFILL AREAS WHEREVER POSSIBLE. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT BEFORE PERMANENT BACKFILL IS PLACED. PROVIDE TEMPORARY EARTH COVER OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP. WATER AND MAINTAIN IN MOIST CONDITION UNTIL RELOCATED AND COVERED WITH BACKFILL.

FENCING NOTES:

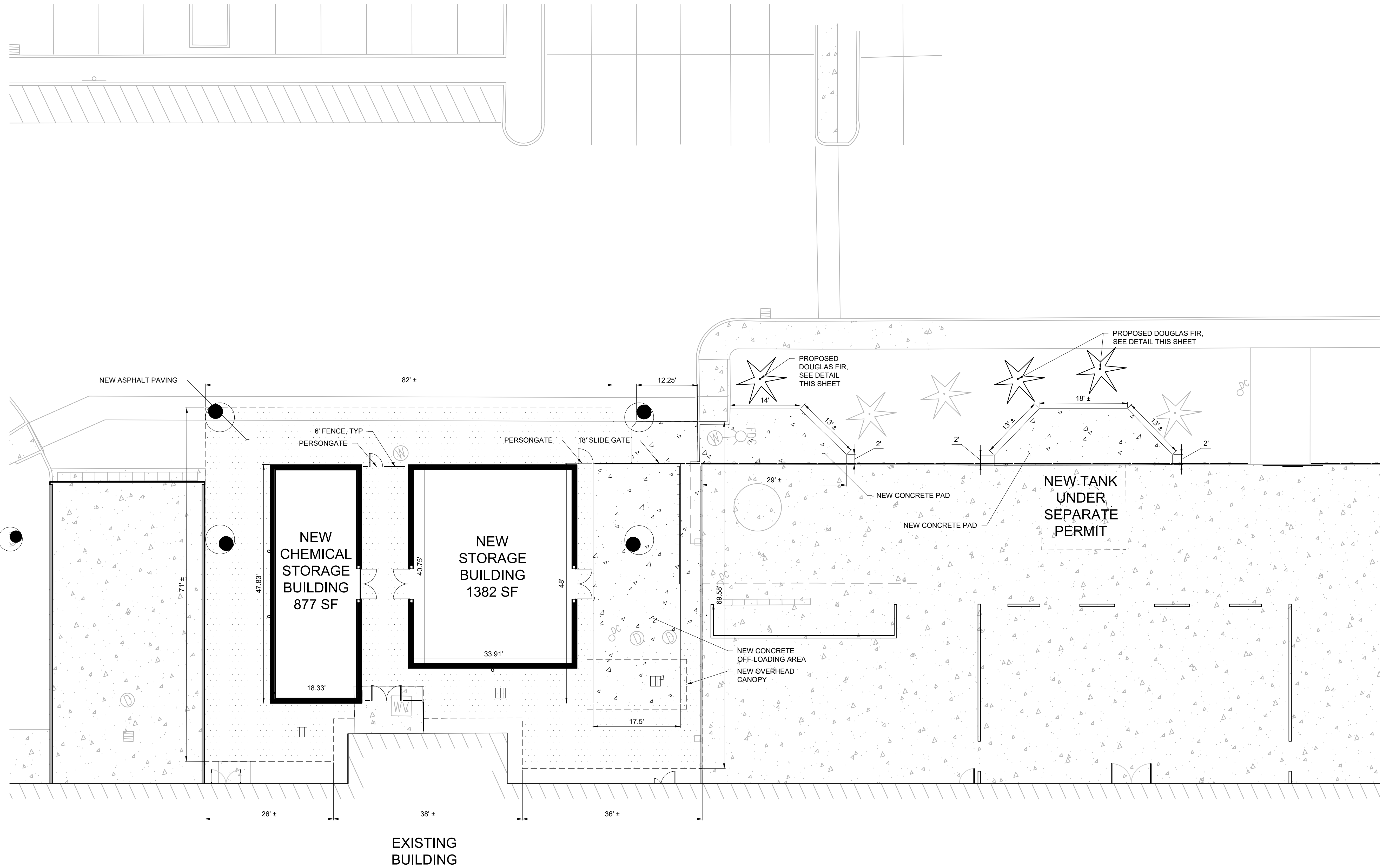
- TEMPORARY FENCE SHALL BE 6' IN HEIGHT AND SET AS SHOWN ON PLANS.
- SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
- THE AUTHORITY HAVING JURISDICTION SHALL APPROVE THE INSTALLED TREE PROTECTION FENCING PRIOR TO DEMOLITION OR CONSTRUCTION ACTIVITIES.
- FENCE MATERIALS SHALL CONSIST OF 2" MESH METAL CHAIN LINK SECURED WITH 8" LONG WITH 1 1/2" DIA (MIN) METAL POSTS.
- MOVEMENT OR REMOVAL OF FENCING REQUIRES APPROVAL BY THE AUTHORITY HAVING JURISDICTION.



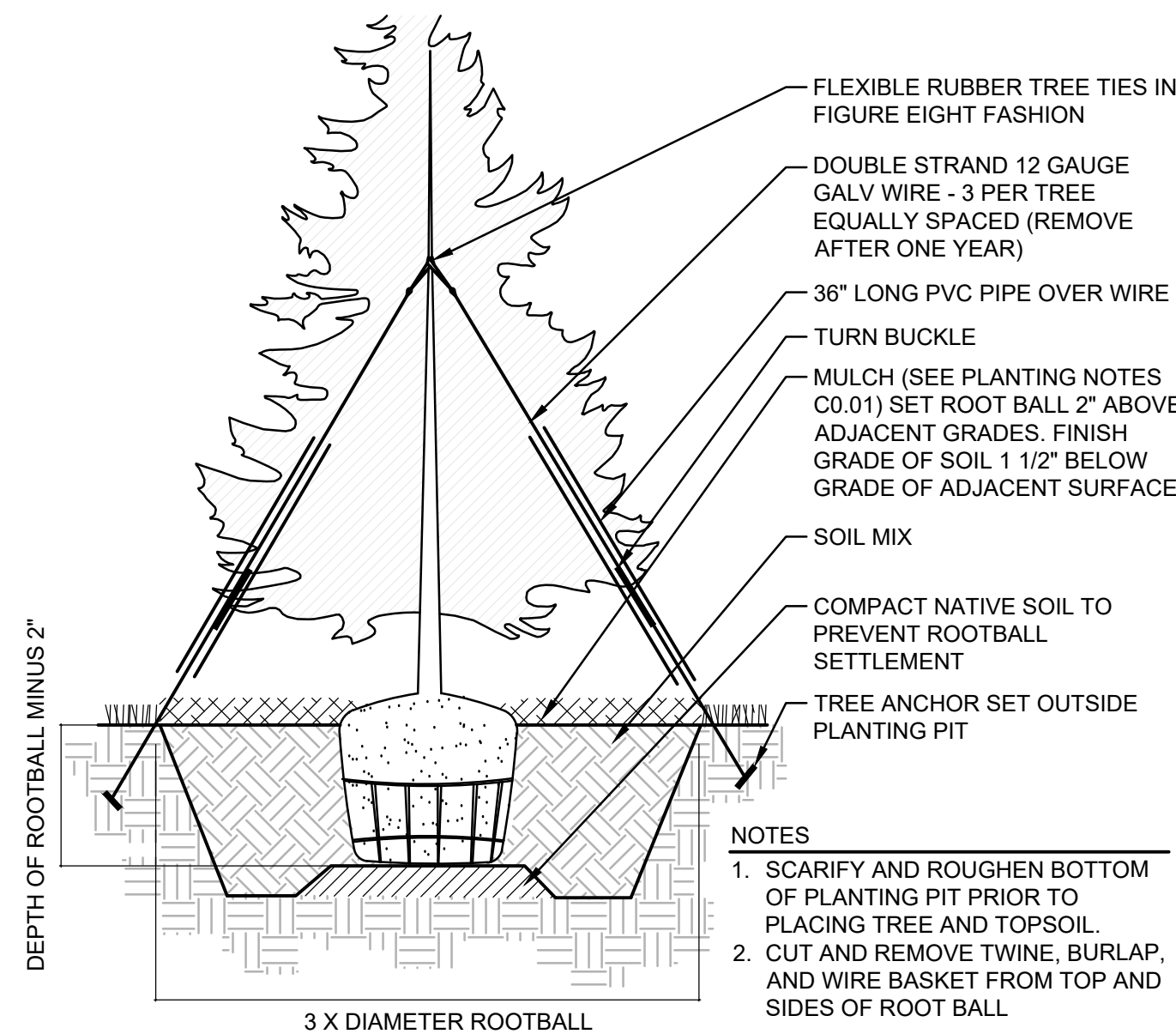
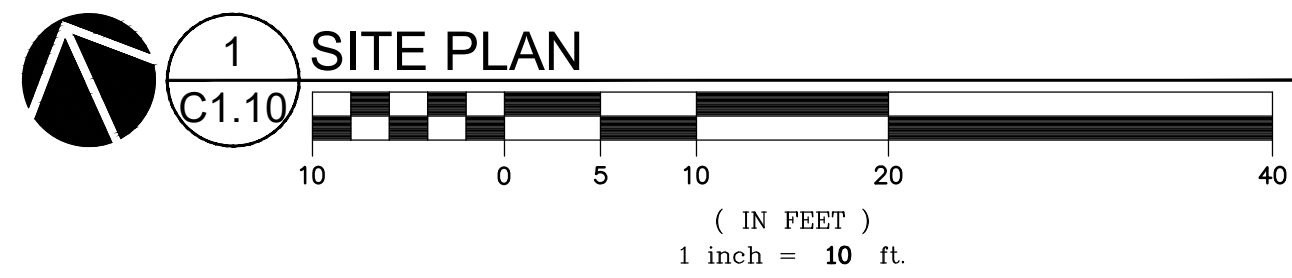
2 TREE PROTECTION FENCING

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TREE REMOVAL AND PROTECTION PLAN



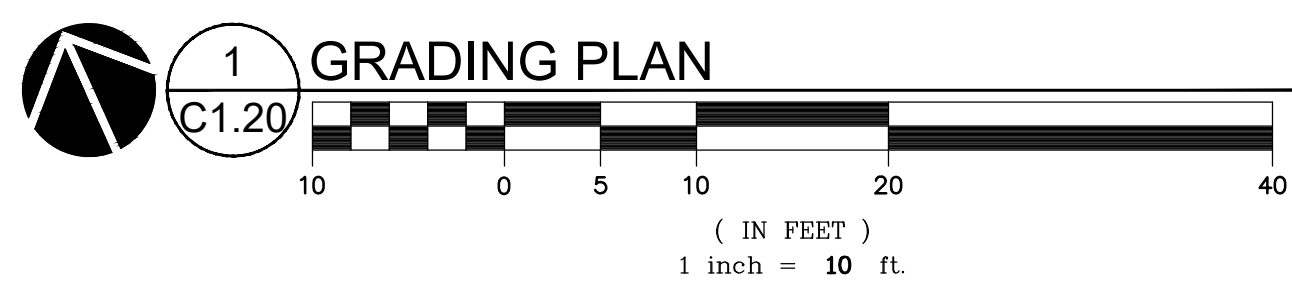
SITE DATA		
AREA OF DISTURBANCE	AREA (SF)	AREA (AC)
	7,235	0.17
LANDSCAPE AREA REDUCTION	585	0.01



2 EVERGREEN TREE PLANTING
C1.10
SCALE: NTS

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SHEET TITLE:
SITE PLAN



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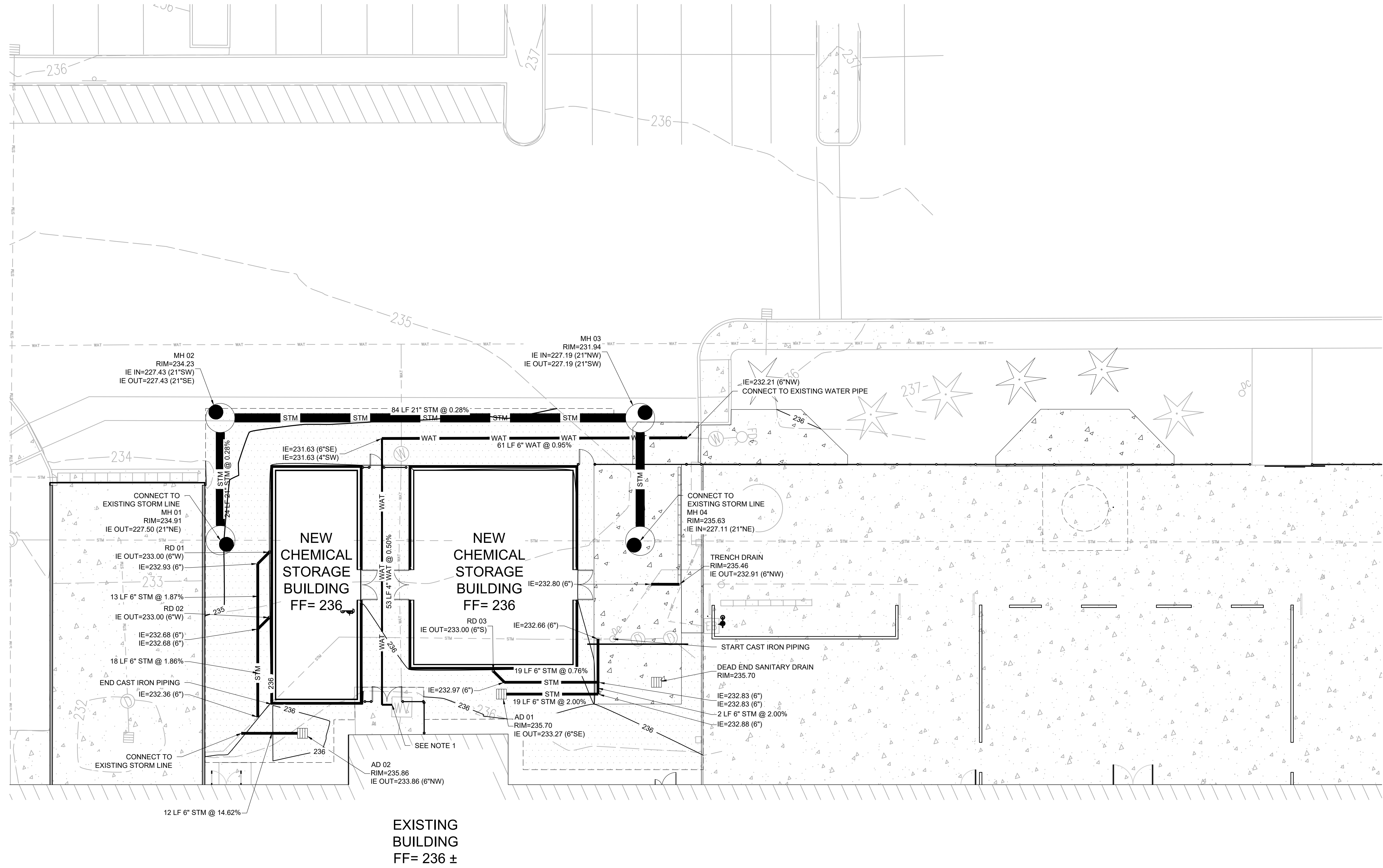
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SHEET TITLE:
GRADING PLAN

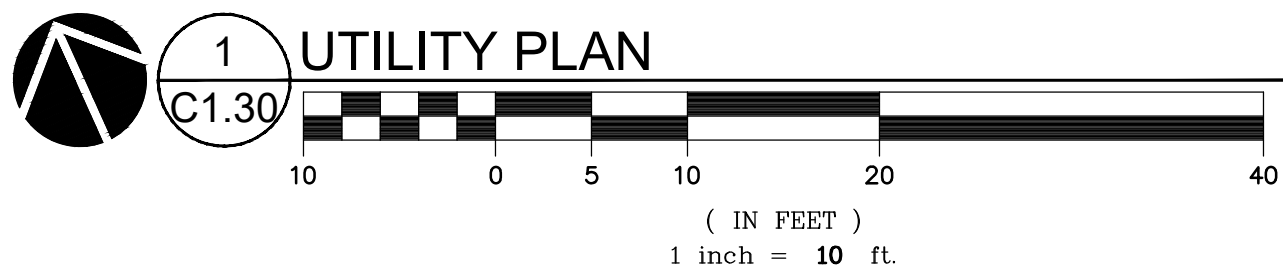
SHEET

C1.20

JOB NO. **2250173.00**



NOTES
1. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY IF EXISTING WATER VAULT AND APPEARANCES INSIDE CAN ACCOMMODATE NEW ENTERING LOCATION OF FDC LINE AND NOTIFY ENGINEER IMMEDIATELY

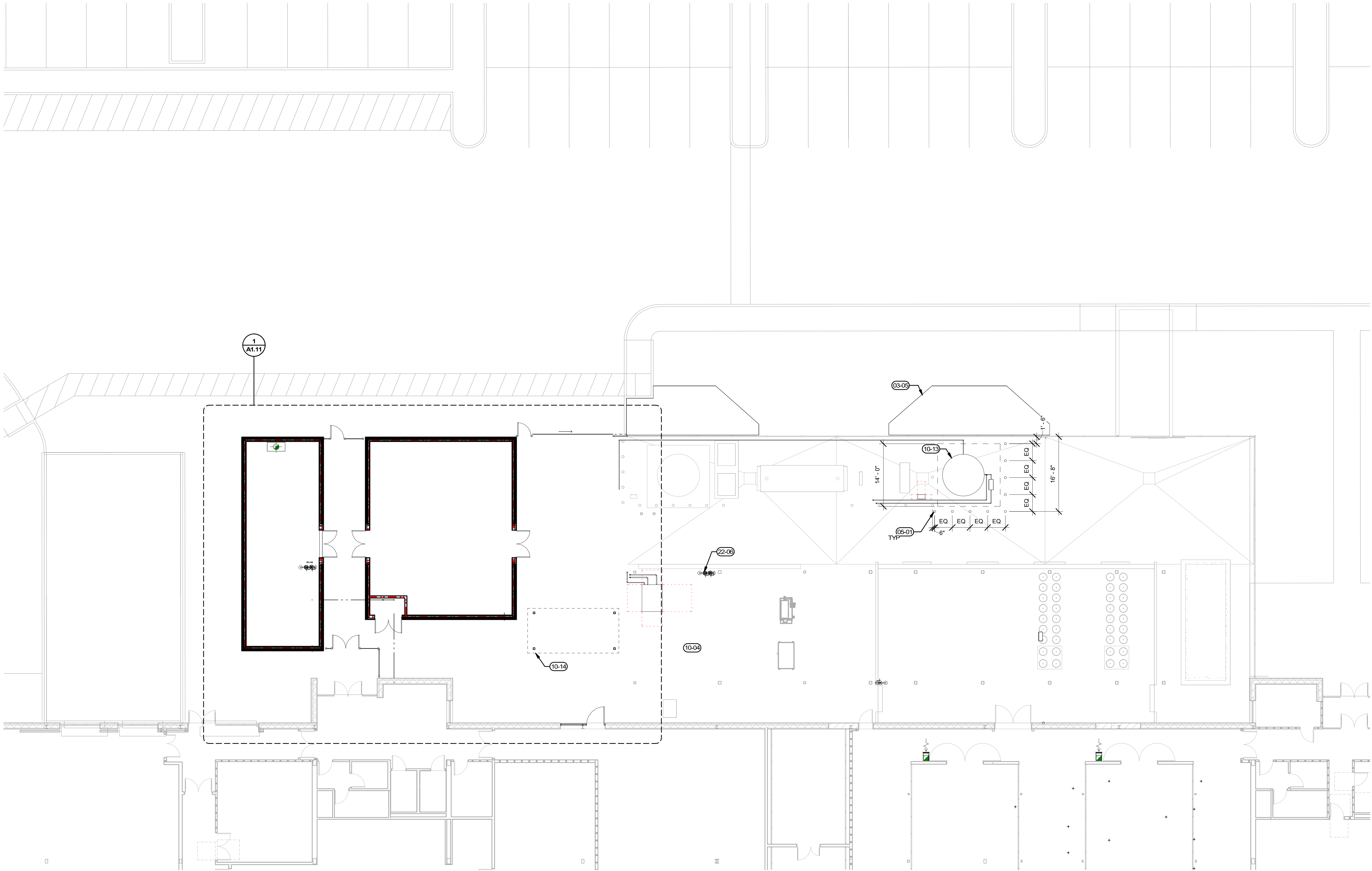


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SHEET TITLE:
UTILITY PLAN

REVISION SCHEDULE		
Delta	Issued As	Issue Date



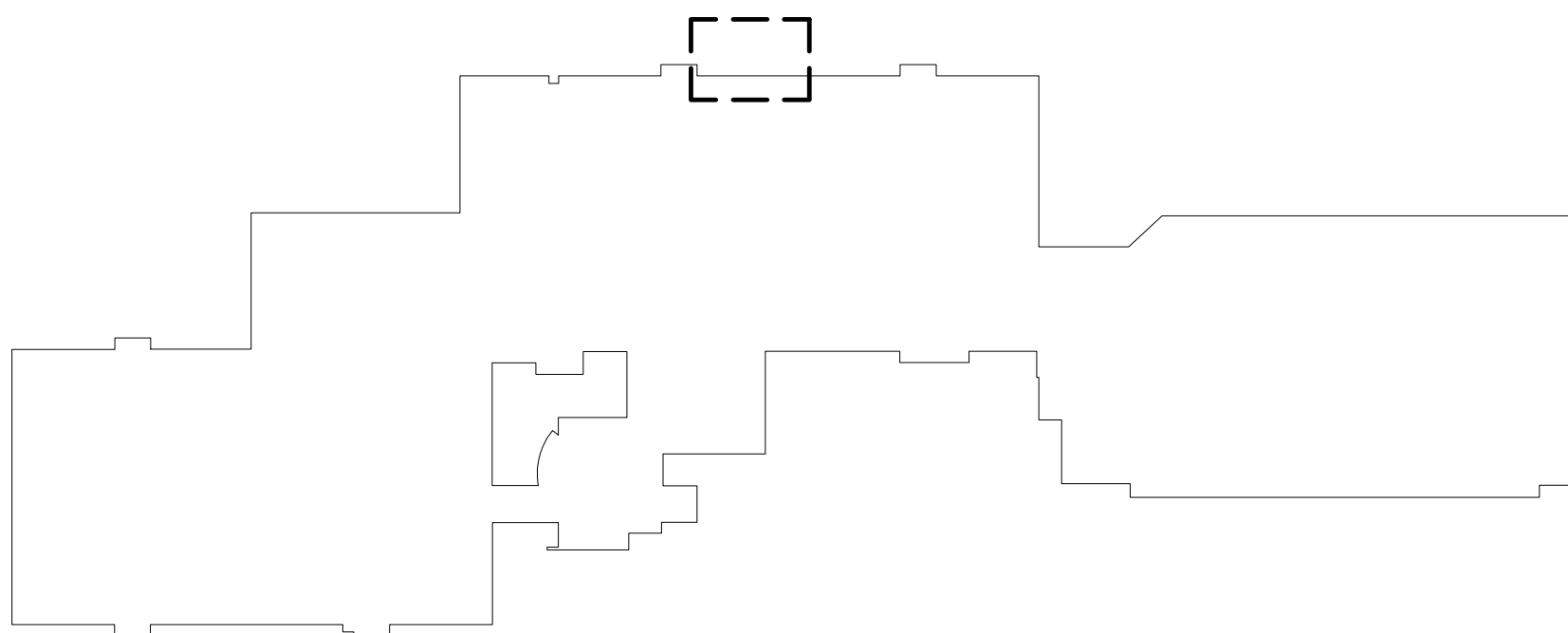
1 ENLARGED SITE PLAN
A1.10/ 1" = 10'-0"

SITE PLAN GENERAL NOTES

- A. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- B. ENSURE SITE GRADING MEETS ACCESSIBILITY STANDARDS.
- C. PAVED AND HARDSCAPE AREAS TO BE SLOPED 1/4" INCH PER FOOT MINIMUM TO DRAIN WITH A MAXIMUM CROSS SLOPE OF 2%.
- D. FOR ADDITIONAL INFORMATION, REFER TO CIVIL, ELECTRICAL, AND MECHANICAL.

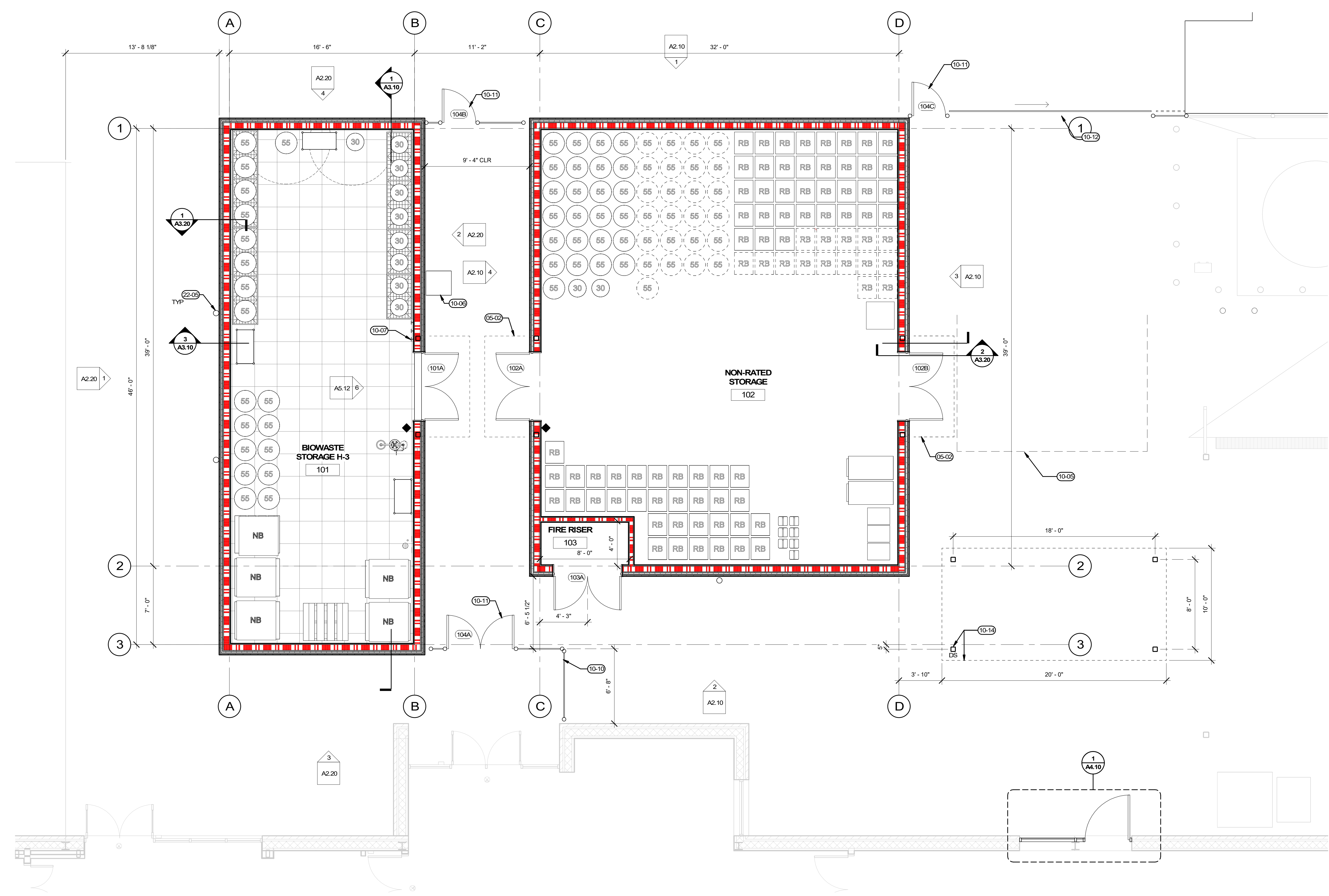
KEYNOTES

- 03-05 CONCRETE SLAB ON GRADE. SEE CIVIL.
- 05-01 CONCRETE FILLED BOLLARD. SEE CIVIL FOR ADDITIONAL INFORMATION.
- 10-04 DRY ICE PALLETIZER.
- 10-13 CO2 TANK. SEE PROCESS FOR ADDITIONAL INFORMATION.
- 10-14 DESIGN-BUILD METAL CANOPY. PROVIDE POWDER COATED GALVANIZED STEEL FRAMING (COLOR: BLACK) AND STRUCTURAL METAL DECK ROOF WITH 1/2"-1" MIN. SLOPE TO GUTTER AND DOWNSPOUT. CLEAR HEIGHT OF 14' AT LEADING EDGE MEASURED TO BOTTOM OF STEEL. NFPA AUTOMATIC SPRINKLER COVERAGE THROUGH DRY PIPE SYSTEM UNDER CANOPY.
- 22-06 EMERGENCY SHOWER AND EYEWASH.



KEY PLAN

REVISION SCHEDULE		
Delta	Issued As	Issue Date



HAZMAT AND BIOWASTE PLAN
1/4" = 1'-0"

KEYNOTES

- 05-02 ENTRY CANOPY
- 10-05 SECONDARY CONTAINMENT AREA. SEE CIVIL FOR ADDITIONAL INFORMATION
- 10-06 EMERGENCY SPILL KIT
- 10-07 WALL MOUNTED COAT HOOKS, SEE 11/A5.12
- 10-10 CHAIN LINK FENCE, SEE CIVIL DRAWINGS
- 10-11 SWING GATE, SEE CIVIL DRAWINGS
- 10-12 SLIDING GATE, SEE CIVIL DRAWINGS
- 10-14 DESIGN-BUILD METAL CANOPY, PROVIDE POWDER COATED GALVANIZED STEEL FRAMING (COLOR: BLACK) AND STRUCTURAL METAL DECK ROOF WITH 1/2" MIN. SLOPE TO GUTTER AND DOWNSPOUT. CLEAR HEIGHT OF 14' AT LEADING EDGE MEASURED TO BOTTOM OF STEEL. NFPA AUTOMATIC SPRINKLER COVERAGE THROUGH DRY PIPE SYSTEM UNDER CANOPY.
- 22-05 DOWNSPOUT AND SCUPPER, PAINT TO MATCH ADJACENT SURFACES

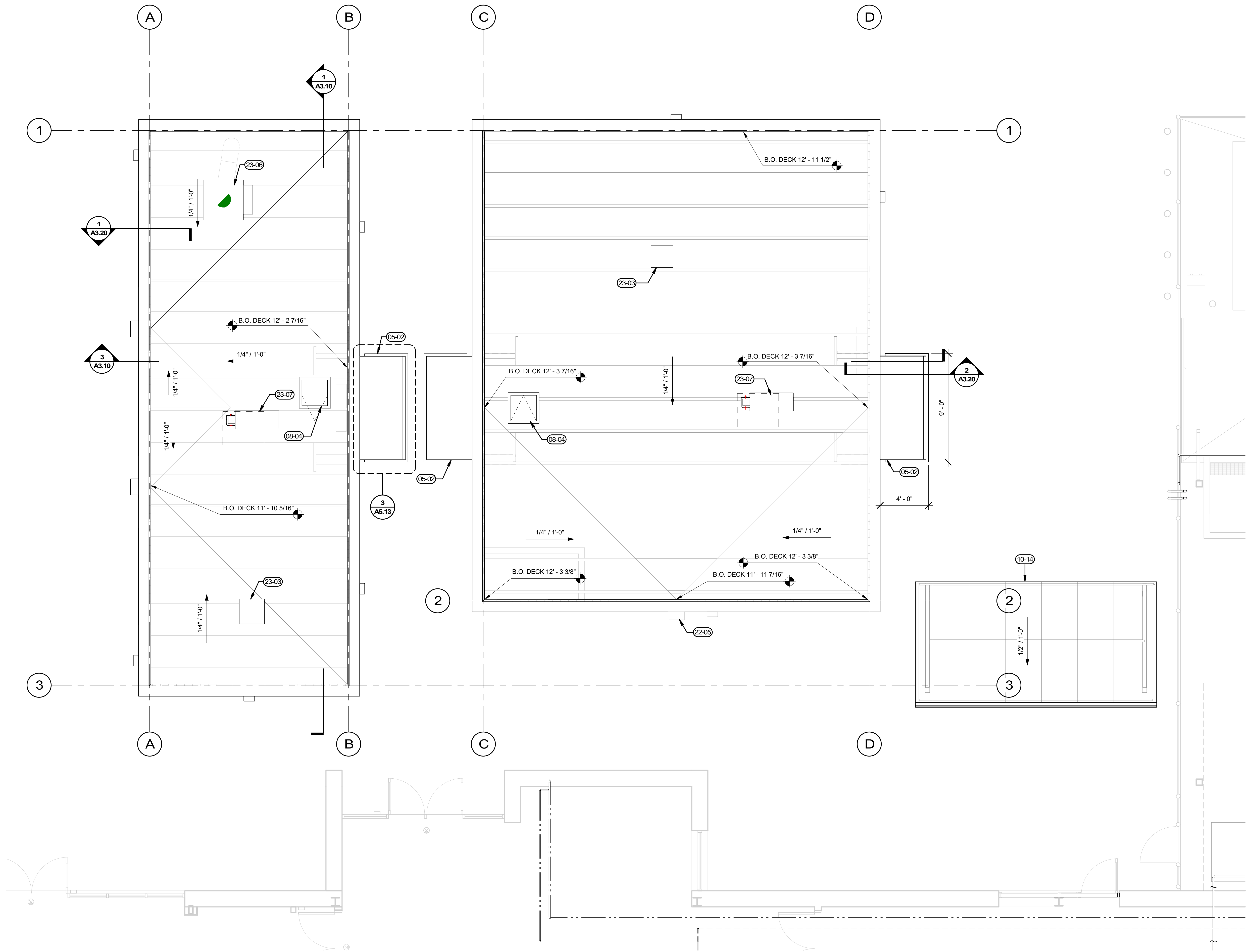


STORAGE LEGEND

- RB RED BIN, FUTURE DEMAND SHOWN DASHED
- 55 55 GALLON DRUM, FUTURE DEMAND SHOWN DASHED
- 30 30 GALLON DRUM, FUTURE DEMAND SHOWN DASHED
- ◇ WALL MOUNTED FIRE EXTINGUISHER
- NB NOVA WASTE CONTAINER
- METRO SHELVING
- RAISED FLOOR, SEE 1 / A5.13 FOR ALTERNATIVES
- EMERGENCY SHOWER AND EYE WASH
- 5 GALLON CARBOY
- DRUM SPILL, CONTAINMENT
- PALLET STORAGE
- FLAT BED CART
- 2-HOUR RATED EXTERIOR WALL

KEY PLAN

REVISION SCHEDULE		
Delta	Issued As	Issue Date



1 HAZARDOUS STORAGE ROOF PLAN
A1.20 1/4" = 1'-0"

GENERAL NOTES

- A. CONTRACTOR TO PROVIDE COVERS, ENCLOSURES, AND/OR SEALANTS AT ALL ROOF PENETRATIONS, PIPES, CURBS, DUCTS, AND CONNECTIONS. COORDINATE AND REFER TO MECHANICAL/ELECTRICAL DISCIPLINES FOR ADDITIONAL INFORMATION.
B. MECHANICAL EQUIPMENT IS SHOWN FOR REFERENCE ONLY. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
C. SEE DETAIL 2 / A5.30 FOR ELECTRICAL CONDUIT SUPPORT
D. SEE DETAIL 1 / A5.30 FOR PIPE AND CONDUIT PENETRATIONS
E. SEE DETAIL 3 / A5.30 FOR MECHANICAL UNIT CURBS
F. SEE DETAIL 5 / A5.30 FOR ROOF PATCH BACK

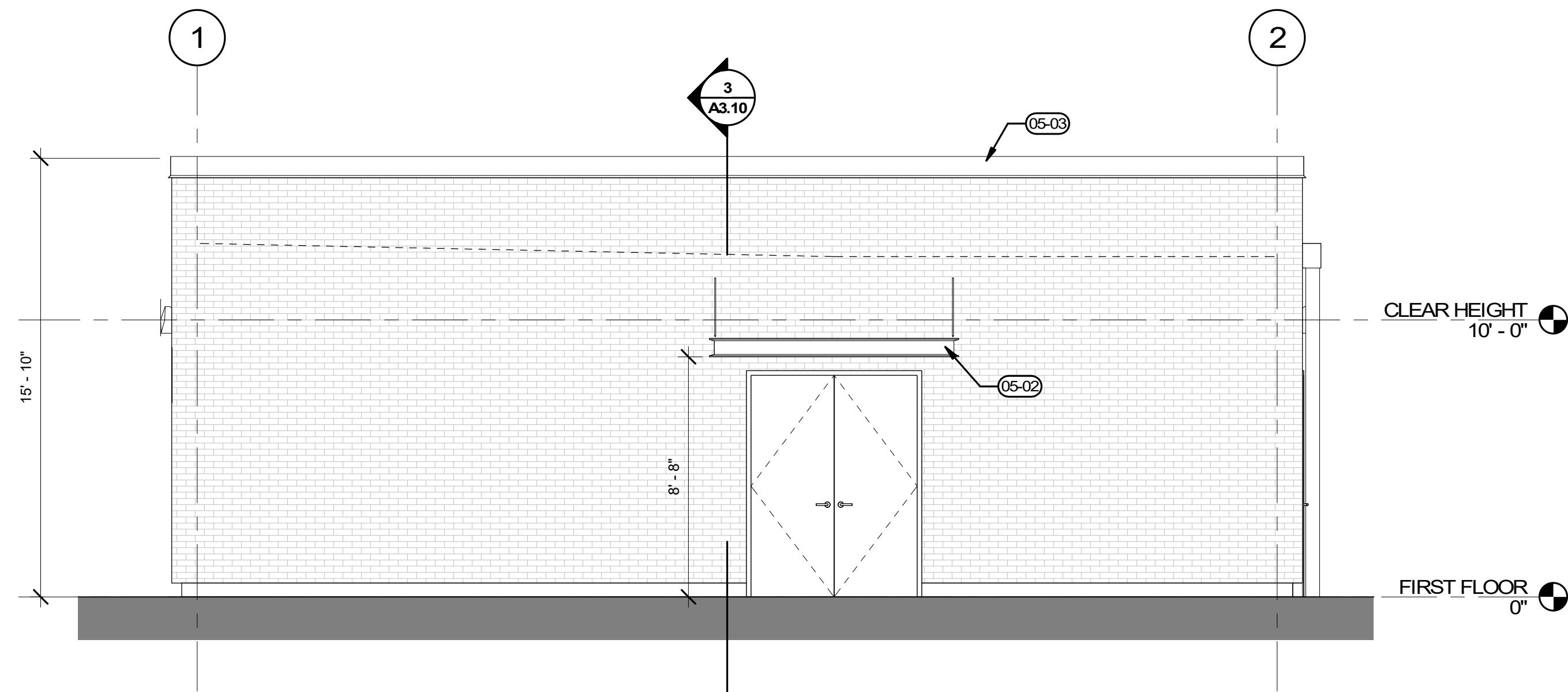
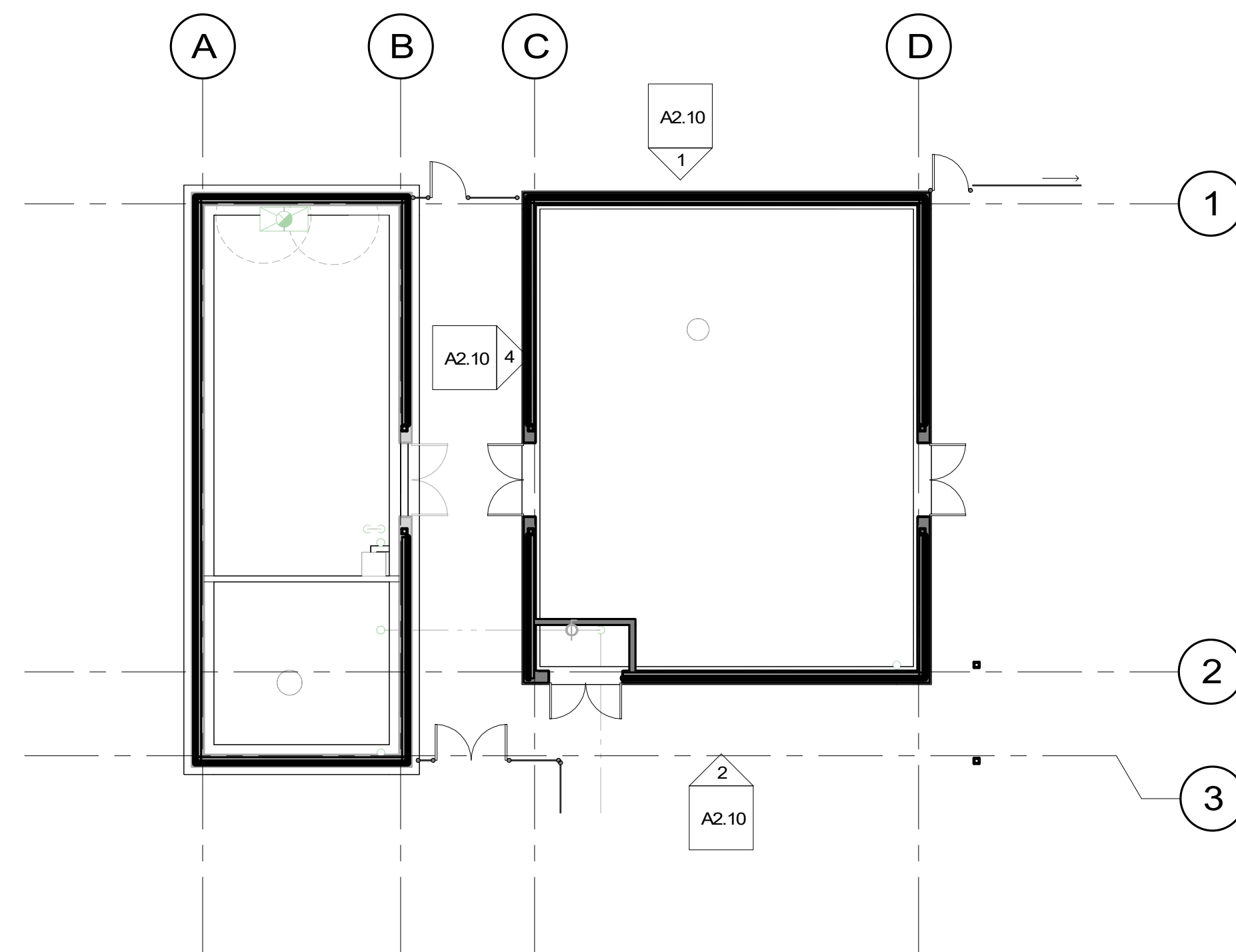
KEYNOTES

- 05-02 ENTRY CANOPY
08-04 ROOF HATCH
10-14 DESIGN-BUILD METAL CANOPY, PROVIDE POWDER COATED GALVANIZED STEEL FRAMING (COLOR: BLACK) AND STRUCTURAL METAL DECK ROOF WITH 1/2"-1" MIN. SLOPE TO GUTTER AND DOWNSPOUT. CLEAR HEIGHT OF 14' AT LEADING EDGE MEASURED TO BOTTOM OF STEEL. NFPA AUTOMATIC SPRINKLER COVERAGE THROUGH DRY PIPE SYSTEM UNDER CANOPY.
22-05 DOWNSPOUT AND SCUPPER, PAINT TO MATCH ADJACENT SURFACES
23-03 EXHAUST FAN. SEE MECHANICAL FOR ADDITIONAL INFORMATION
23-06 INTAKE VENTILATOR, SEE MECHANICAL FOR ADDITIONAL INFORMATION
23-07 SPLIT UNIT AIR CONDITIONER, SEE MECHANICAL FOR ADDITIONAL INFORMATION

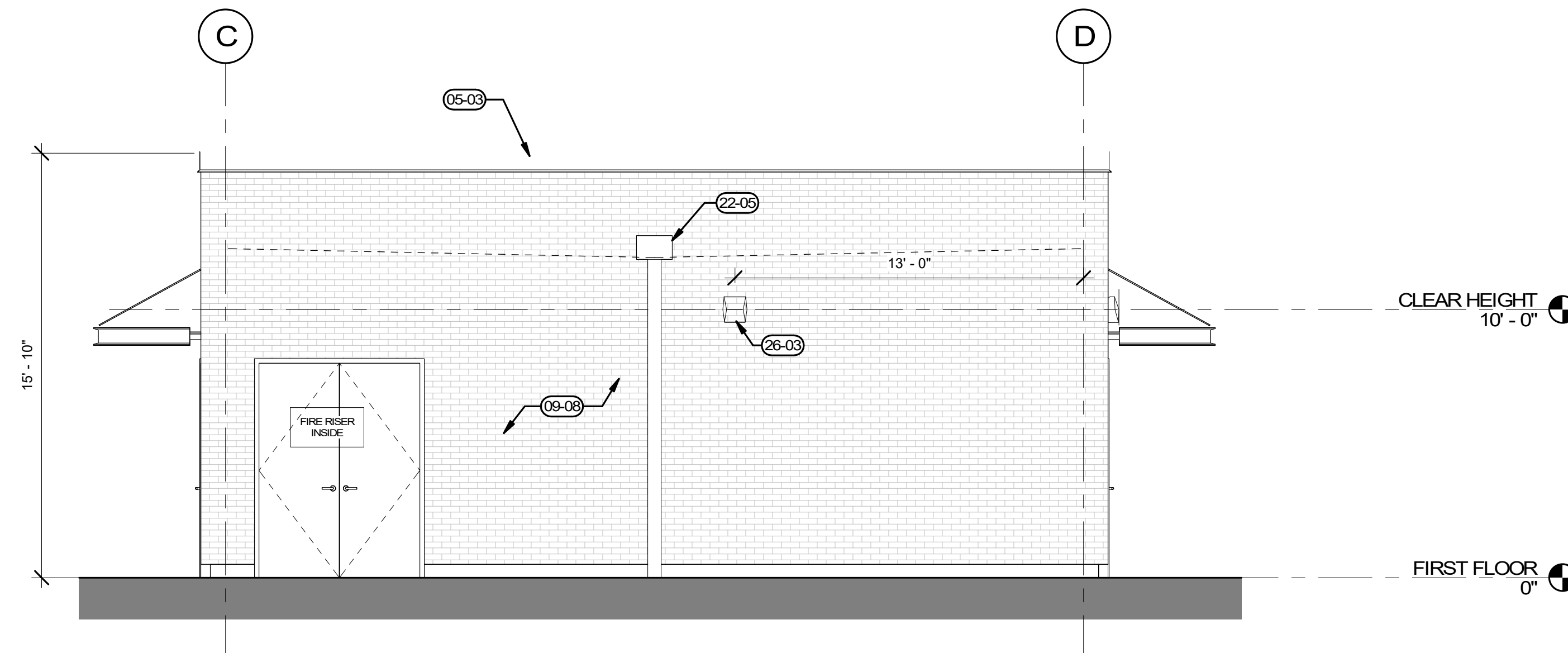
KEY PLAN

KEYNOTES

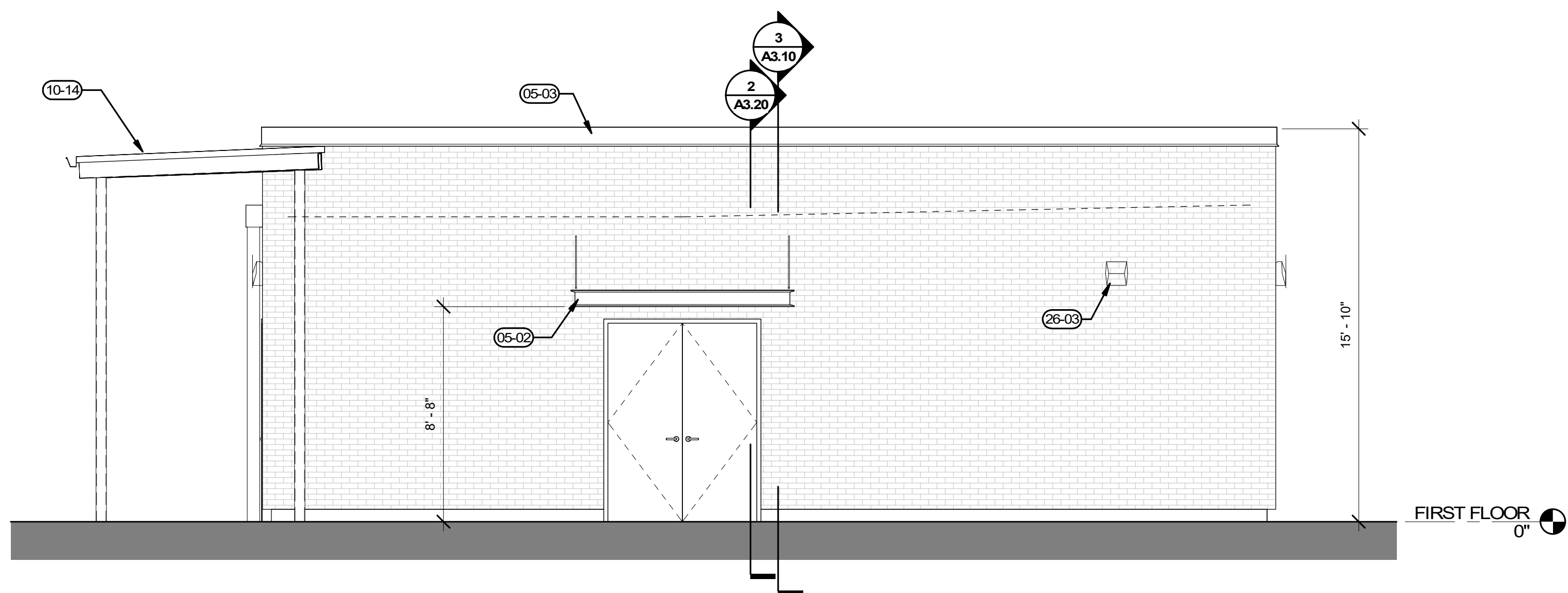
- 05-02 ENTRY CANOPY
05-03 PARAPET COPING, PAINT TO MATCH EXISTING COPING CAP
09-08 THIN BRICK VENEER, MATCH EXISTING BUILDING
10-14 DESIGN-BUILD METAL CANOPY, PROVIDE POWDER COATED GALVANIZED STEEL FRAMING (COLOR: BLACK) AND STRUCTURAL METAL DECK ROOF WITH 1/2" MIN. SLOPE TO GUTTER AND DOWNSPOUT. CLEAR HEIGHT OF 14' AT LEADING EDGE MEASURED TO BOTTOM OF STEEL NFPA AUTOMATIC SPRINKLER COVERAGE THROUGH DRY PIPE SYSTEM UNDER CANOPY.
22-05 DOWNSPOUT AND SCUPPER, PAINT TO MATCH ADJACENT SURFACES
26-03 EXTERIOR WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL FOR ADDITIONAL INFORMATION



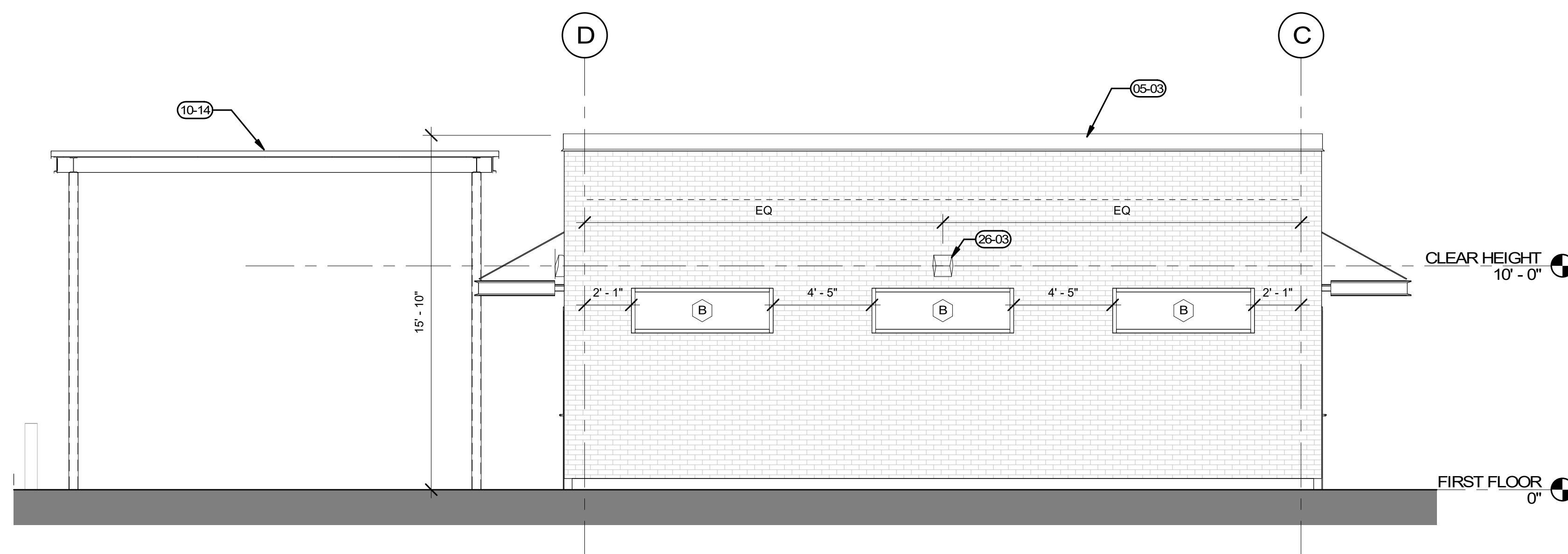
4 STORAGE WEST ELEVATION
A2.10 1/4" = 1'-0"



2 STORAGE SOUTH ELEVATION
A2.10 1/4" = 1'-0"



3 STORAGE EAST ELEVATION
A2.10 1/4" = 1'-0"



1 STORAGE NORTH ELEVATION
A2.10 1/4" = 1'-0"

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SHEET TITLE:
STORAGE
EXTERIOR
ELEVATIONS

SHEET

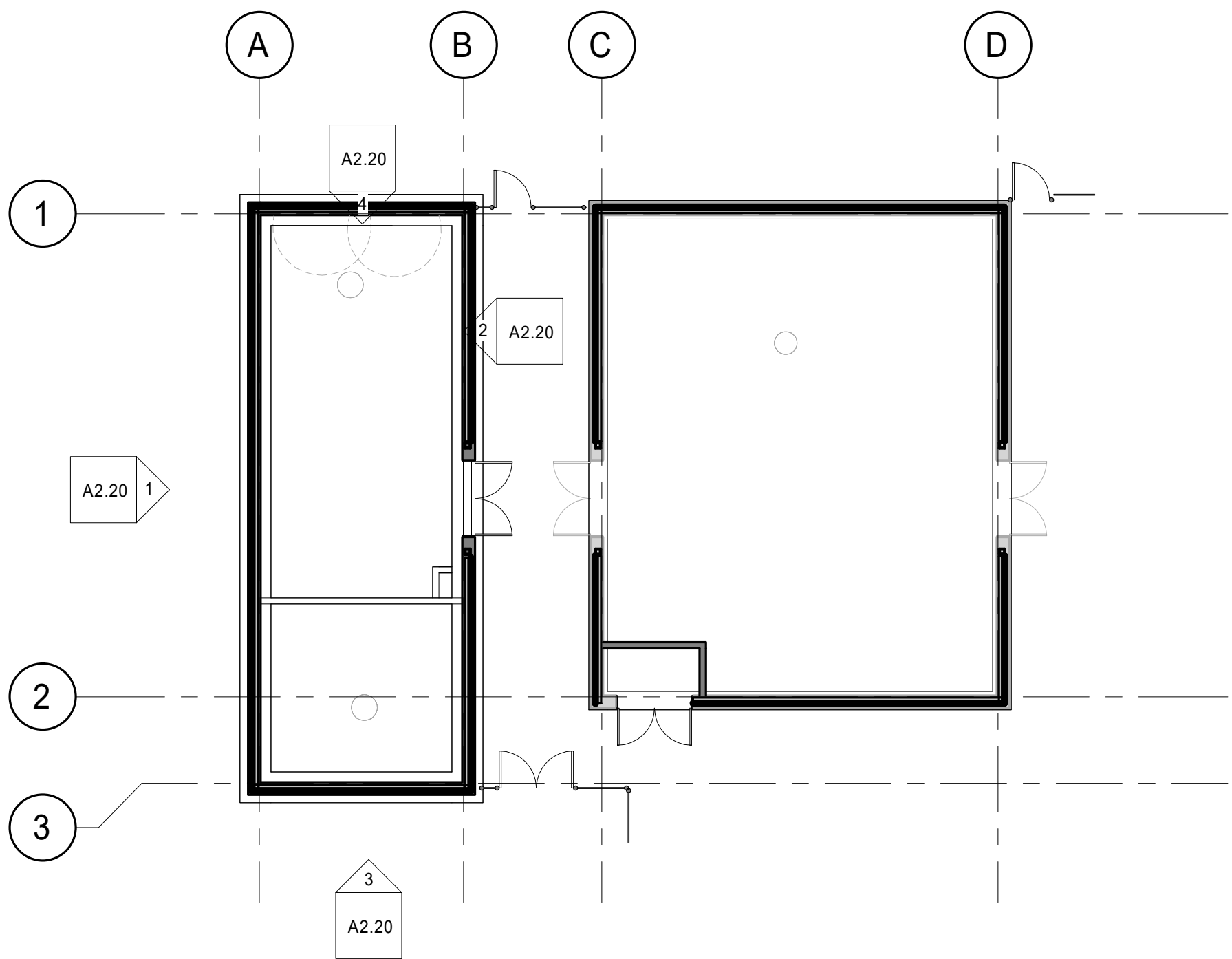
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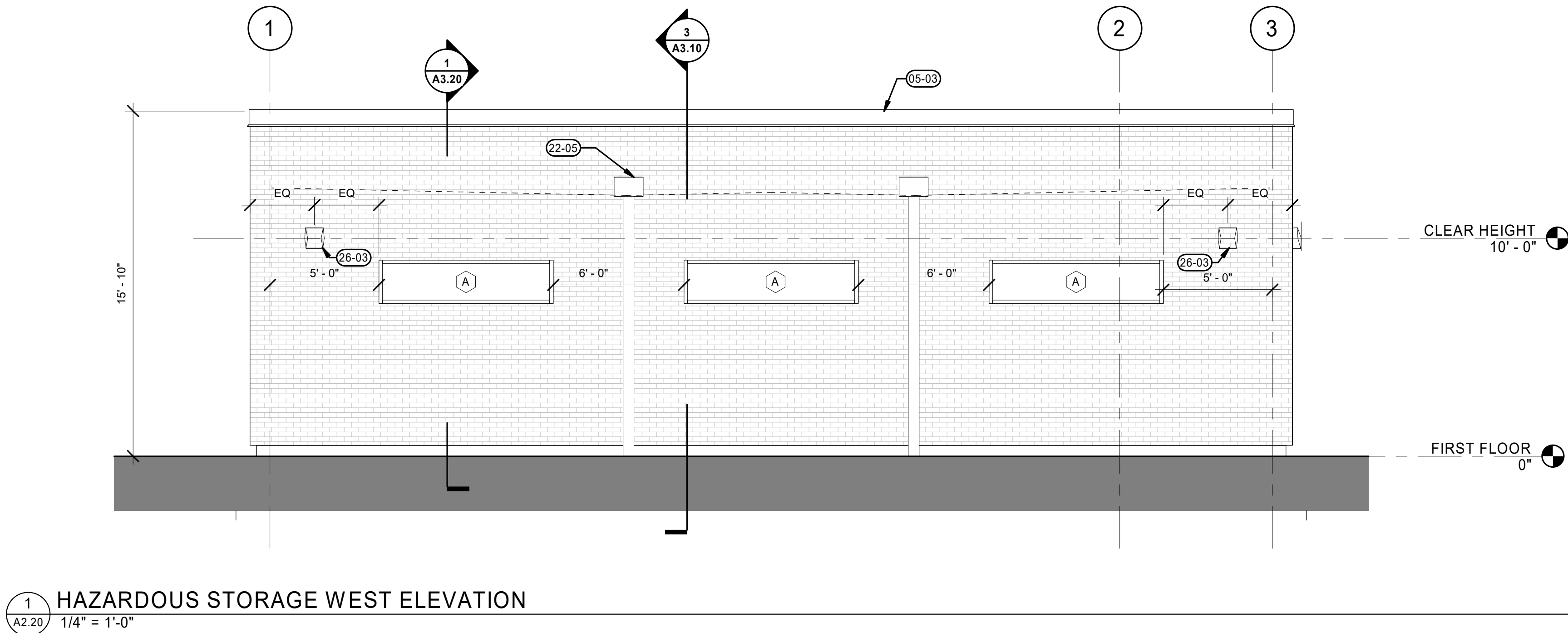
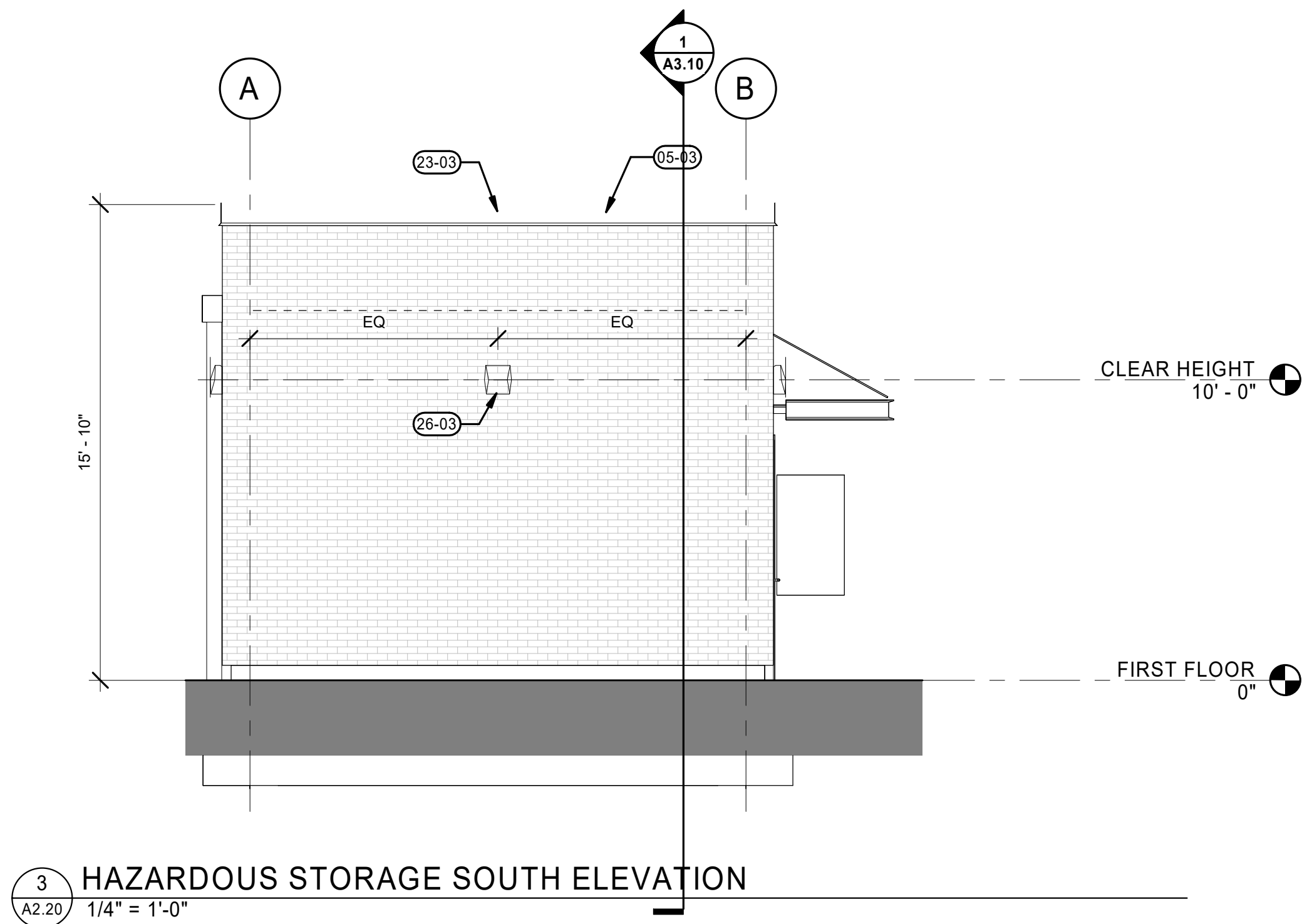
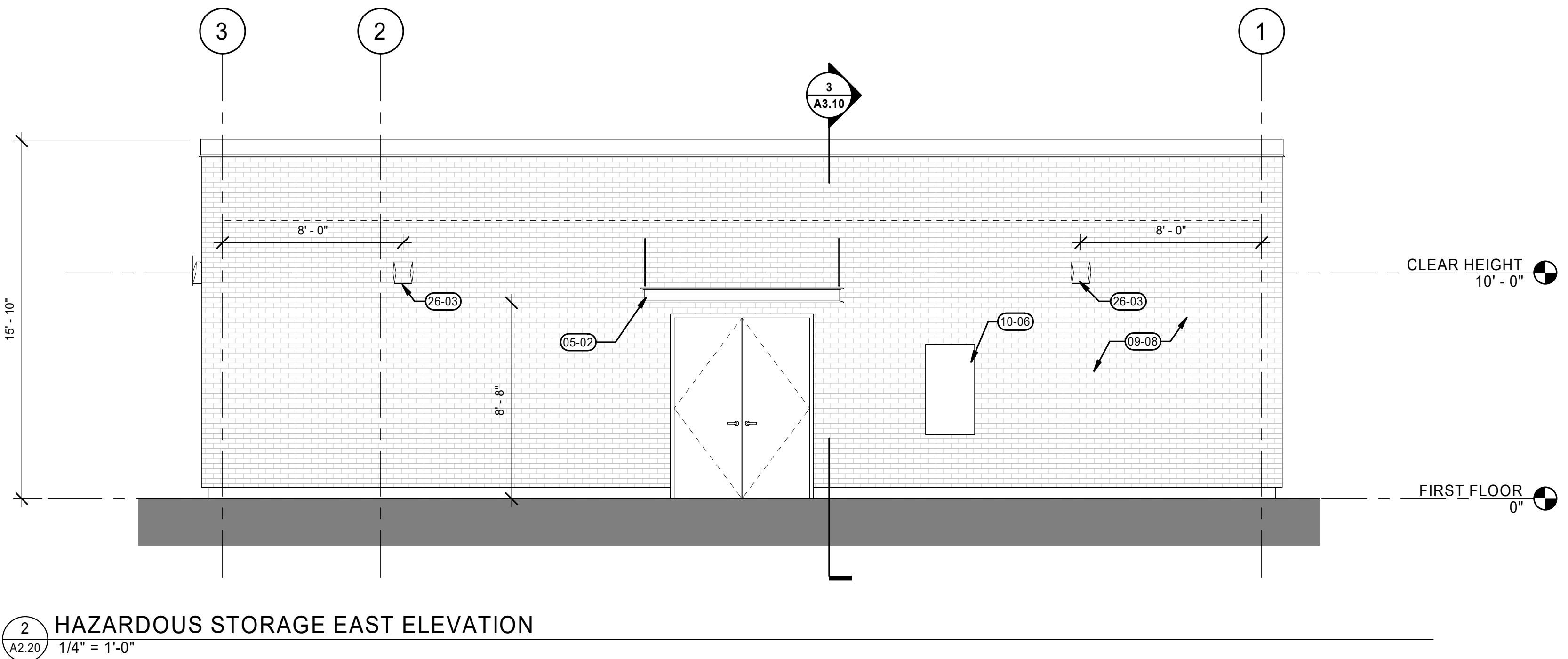
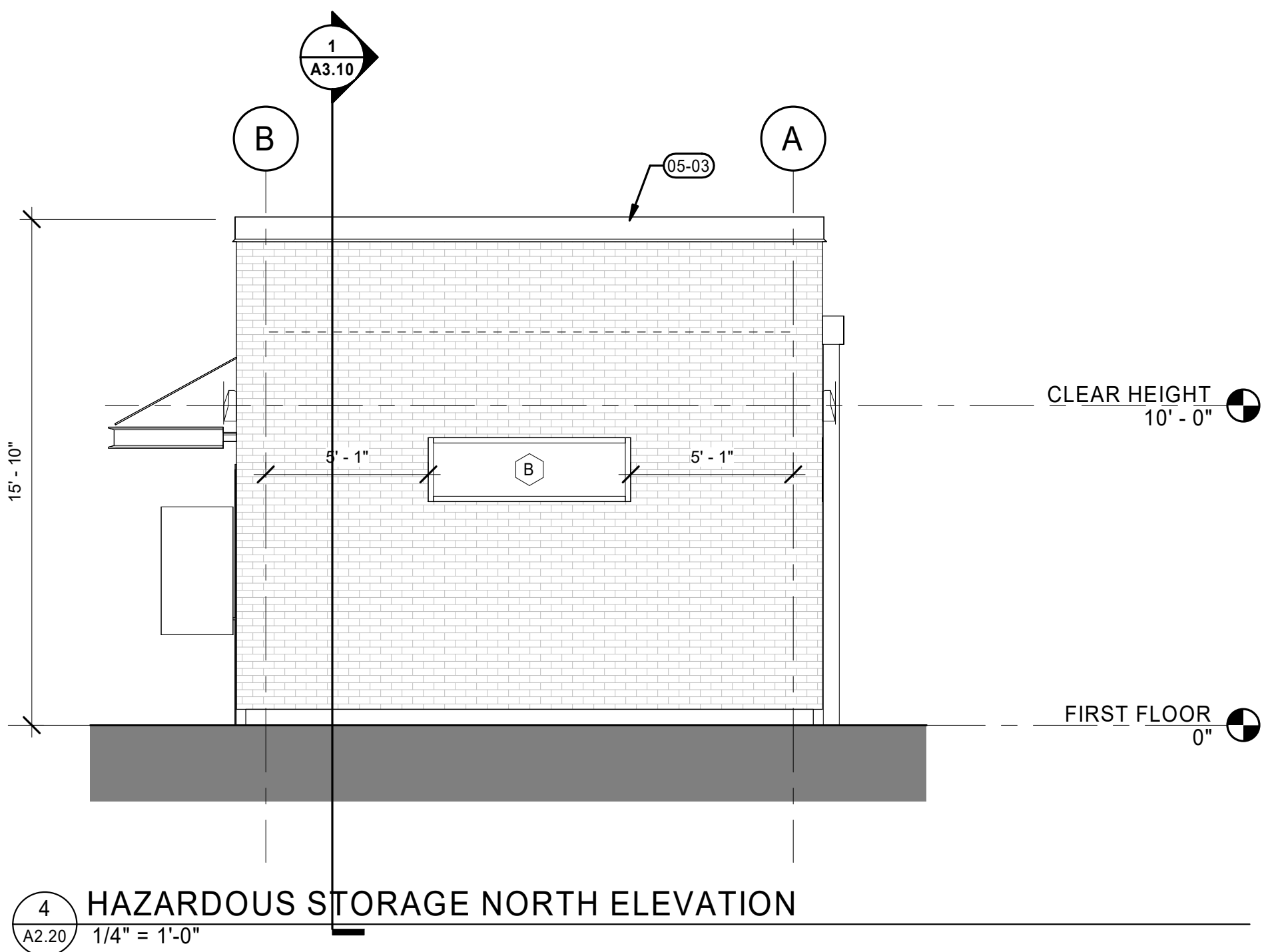
SHEET TITLE:
**HAZARDOUS
STORAGE
EXTERIOR
ELEVATIONS**

KEYNOTES

- 05-02 ENTRY CANOPY
- 05-03 PARAPET COPING, PAINT TO MATCH EXISTING COPING CAP
- 09-08 THIN BRICK VENEER, MATCH EXISTING BUILDING
- 10-06 EMERGENCY SPILL KIT
- 22-05 DOWNSPOUT AND SCUPPER, PAINT TO MATCH ADJACENT SURFACES
- 23-03 EXHAUST FAN, SEE MECHANICAL FOR ADDITIONAL INFORMATION
- 26-03 EXTERIOR WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL FOR ADDITIONAL INFORMATION



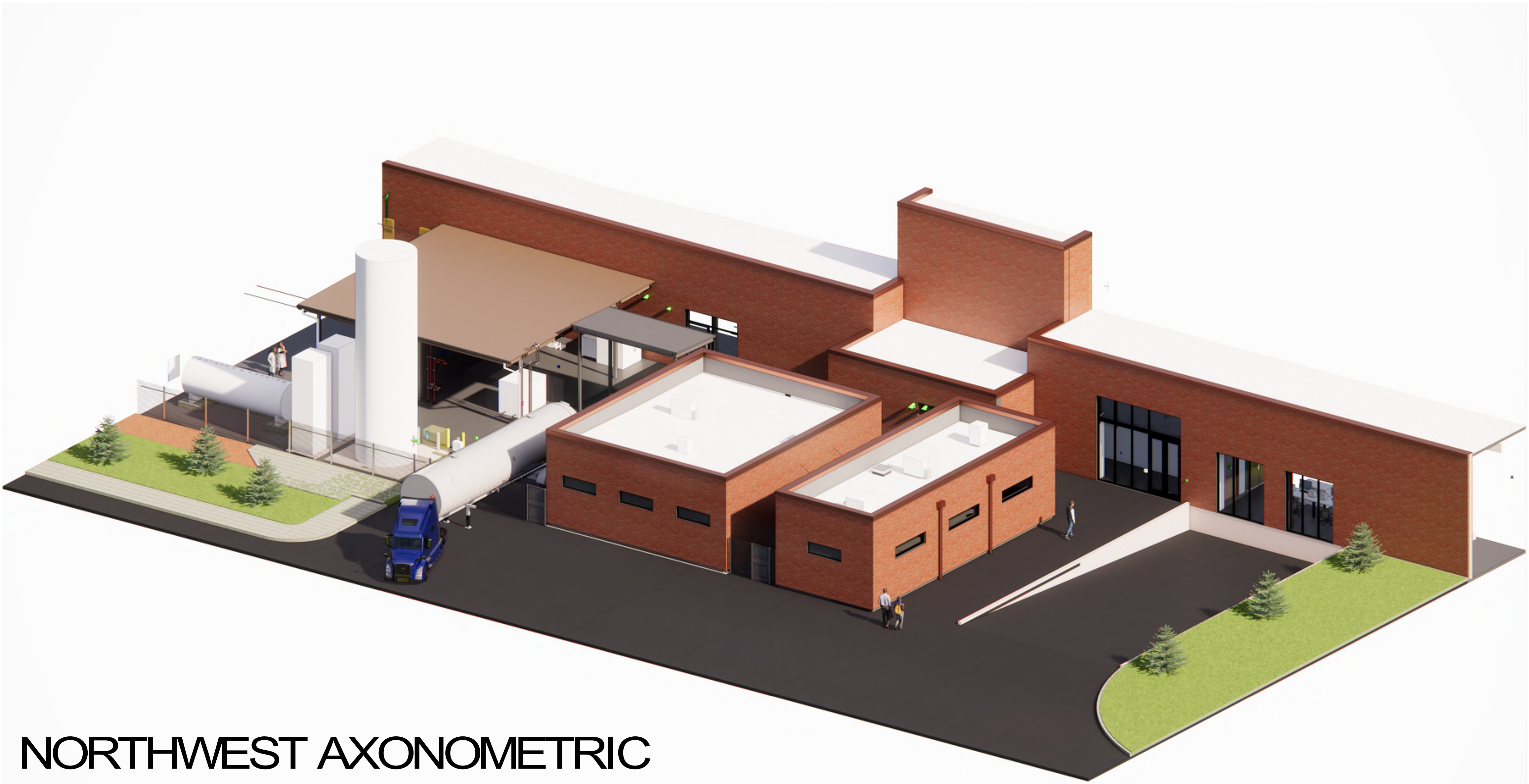
KEYPLAN



A2.20



NORTHEAST AXONOMETRIC



NORTHWEST AXONOMETRIC

REVISION SCHEDULE		
Delta	Issued As	Issue Date



1 PROVIDE APPROVED WIRING METHODS FOR 'H3' STORAGE BUILDING PER NEC 501.10(B).

1 PROVIDE OCCUPANCY SENSOR THAT IS RATED FOR CLASS 1 DIVISION 2 OCCUPANCY

2. FIXTURES IN THIS BUILDING TO HAVE INTEGRAL OCCUPANCY SENSORS. COORDINATE MAXIMUM TIME ON WITHOUT MOTION SENSING WITH TWIST FACILITIES.

ent

T W I S T
• • • BIOSCIENCE

Subject

**TWIST
BIOSCIENCE**
26600 SW
PARKWAY AVE
WILSONVILLE, OR
97070



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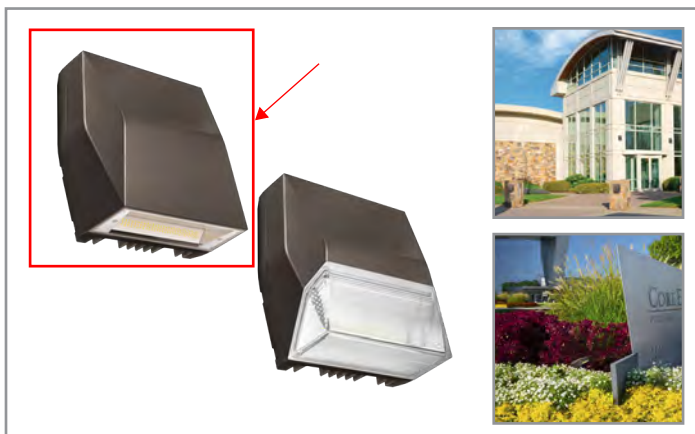
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ENLARGED LIGHTING PLAN- HAZARDOUS MATERIALS

EET

B NO. **20247**

Project	TWIST HAZMAT	Catalog #	AXCL8A-BK-PC2	Type	F28A	Item 2.
Prepared by		Notes		Date		



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 7

Lumark

Axcent

Wall Mount Luminaire

Product Certifications & Features



Quick Facts

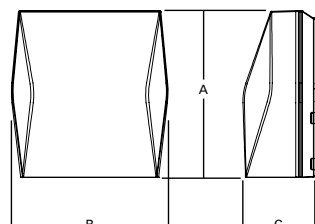
- Available in 12W - 116W (1,800 - 16,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 177LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

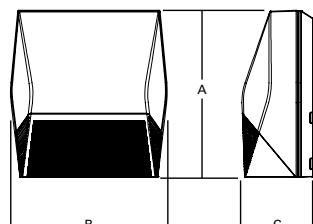
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

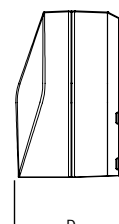
Full Cutoff



Refractive Lens²



Deep Back Housing



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

NOTES:

1. DarkSky approved for 3000K CCT and warmer, with mounting options less than 10° of tilt.
2. Refractive Lens option does not comply with DarkSky.

Ordering Information

SAMPLE NUMBER: AXCS1A-AP-347V

Domestic Preferences	Model Series ¹	LED Color Temperature	Color	Options (Add as Suffix)
[Blank] =Standard BAA =Buy American Act ²⁶ TAA =Trade Agreements Act ²⁶ BABA =Build America Buy America Act ²⁸	Full Cutoff ²⁹ AXCS1A =12W AXCS2A =16W AXCS3A =23W AXCS4A =38W AXCS5A =45W AXCL6A =50W AXCL8A =66W AXCL10A =89W AXCL12A =116W Refractive Lens AXCS1ARL =12W AXCS2ARL =16W AXCS3ARL =23W AXCS4ARL =38W AXCS5ARL =45W AXCL6ARL =50W AXCL8ARL =66W AXCL10ARL =89W AXCL12ARL =116W	[Blank] =4000K, Neutral C =5000K, Cool W =3000K, Warm ²⁹	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black AP =Grey GM =Graphite Metallic DP =Dark Platinum	347V =347V ² 480V =480V ² PC1 =Photocontrol 120V ^{3,4,5} PC2 =Photocontrol 208-277V, 347V, 480V ^{4,5,6} PC =Photocontrol 120-277V, 347V, 480V ^{4,7,8} KKIT =Knuckle Floodlight Mount ⁷ TRNKIT =Trunnion Floodlight Mount SFKIT =Slipfitter Floodlight Mount PMAKIT =Pole Mount Arm WPS2XX =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height ^{4,9,10,11} WPS4XX =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height ^{4,9,10,11} WLS2XX =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{4,9,10,11} WLS4XX =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{4,9,10,11} MSP/DIM-L12 =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{4,9,12} MSP/DIM-L30 =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{4,9,12} MSP-L12 =Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height ^{4,9,12} MSP-L30 =Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height ^{4,9,12} CBP =Cold Weather Battery Pack ^{3,14,15,16,17,18} CBP-CEC =Cold Weather Battery Pack, CEC compliant ^{3,13,14,15,16,17} 10K =10kV/10kA Surge Protection HA =50°C High Ambient ^{14,18} GRF =Glare Reducing Lens ¹⁹ AHD145 =After Hours Dim, 5 Hours ^{5,20} AHD245 =After Hours Dim, 6 Hours ^{5,20} AHD255 =After Hours Dim, 7 Hours ^{5,20} AHD355 =After Hours Dim, 8 Hours ^{5,20}
Accessories (Order Separately) ^{21,27}				
VS/AXCS-XX =Vandal Shield Axcnt Small ^{7,22} VS/AXCS-MS =Vandal Shield Axcnt Small (With Motion Sensor) ^{7,22} WG/AXCS =Wire Guard Axcnt Small ⁷ WG/AXCS-MS =Wire Guard Axcnt Small (With Motion Sensor) ⁷ VS/AXCL-XX =Vandal Shield Axcnt Large ^{5,22} VS/AXCL-MS =Vandal Shield Axcnt (With Motion Sensor) ^{5,22} WG/AXCL =Wire Guard Axcnt Large ⁵ WG/AXCL-MS =Wire Guard Axcnt (With Motion Sensor) ⁵ BB/AXC =Axcnt Lumen Select Back Box, Carbon Bronze ²³ BB/AXC-PC =Axcnt Lumen Select Back Box with PC, Carbon Bronze ^{23,24} BB/AXC-WT =Axcnt Lumen Select Back Box, Summit White ²³ BB/AXC-WT-PC =Axcnt Lumen Select Back Box with PC, Summit White ^{23,24}				
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages. 3. Not available in 347 or 480 VAC. 4. Button photocontrol and any motion sensor (MSP or LWR) not offered together. 5. Only available on AXCL6-AXCL12 models. 6. Used with 277, 347, and 480 VAC options. 7. Only available on AXCS1-AXCS5 models. 8. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information. 9. Uses deep back housing. 10. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 11. Replace XX with sensor color (WH, BZ, or BK). 12. The ISHH-01 accessory is required to adjust parameters. 13. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models. 14. Not available with AXCS5 or AXCL12 models. 15. Uses deep back housing for AXCS1, AXCLS2, AXCS3, and AXCS4 models. 16. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4. 17. CBP cannot be used with PC and motion sensor (MSP). CBP can be used with PC or motion sensor (MSP). 18. Can not be ordered with CBP or PC options. 19. Use dedicated IES files on product website for lumen values and distributions. 20. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information. 21. Replace XX with color designation. 22. For use with full cutoff lens configurations only. 23. Lumen Select functionality not available in conjunction with any motion sensor option (MSP). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP). 24. Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems. 25. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 27. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 28. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC.PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 29. DarkSky approved when ordered with 3000K or warmer CCT.				

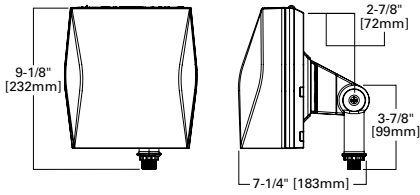
Stock Ordering Information

Model Series ¹			
Full Cutoff		Refractive Lens	
AXCS1A=12W	AXCL10A=102W	AXCS1ARL=12W	AXCL10ARL=89W
AXCS2A=16W	AXCL12A=123W	AXCS2ARL=16W	AXCL12ARL=116W
AXCS3A=23W	AXCL6A-347V=50W	AXCS3ARL=23W	AXCL6ARL-347V=50W
AXCS4A=38W	AXCL8A-347V=66W	AXCS4ARL=38W	AXCL8ARL-347V=66W
AXCS5A=45W	AXCL10A-347V=89W	AXCS5ARL=45W	AXCL10ARL-347V=89W
AXCL6A=56W	AXCL12A-347V=116W	AXCL6ARL=50W	AXCL12ARL-347V=116W
AXCL8A=72W		AXCL8ARL=66W	

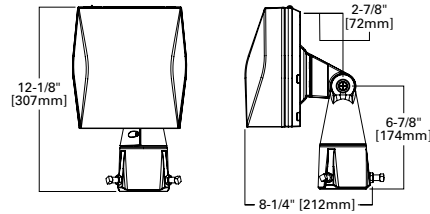
Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

Mounting Details

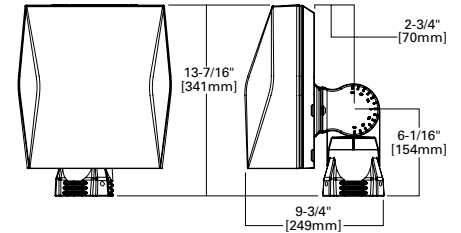
Knuckle Mount (Small)
Knuckle thread: 3/4" NPS



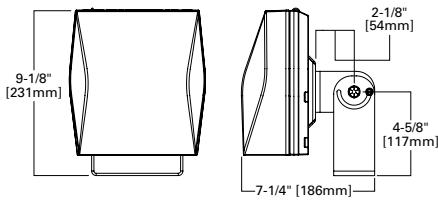
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | EPA: 0.60



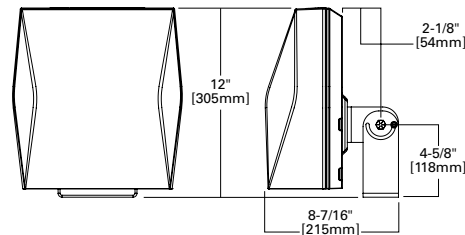
Slipfitter Mount (Large)
Tenon OD: 2-3/8" | EPA: 0.60



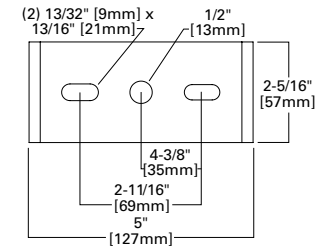
Trunnion Mount (Small)



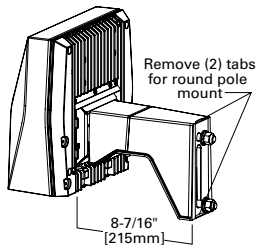
Trunnion Mount (Large)



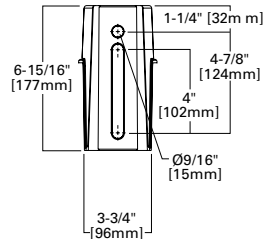
Trunnion Mount Detail



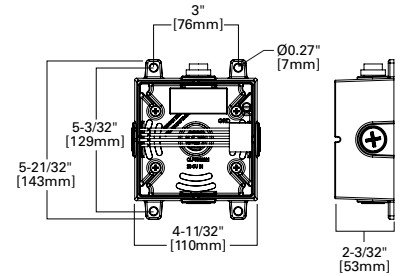
Pole Mount Arm (Large)
EPA: 1.10



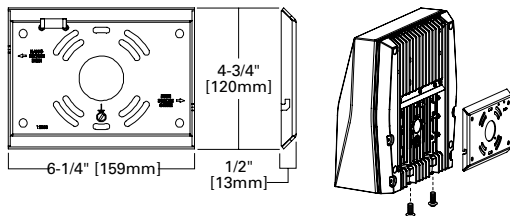
Pole Mount Arm Drill Pattern



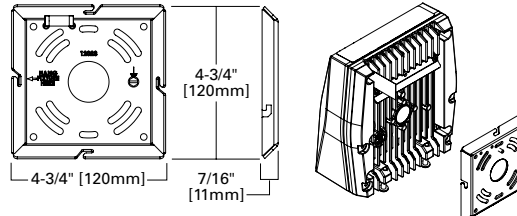
Lumen Select Back Box



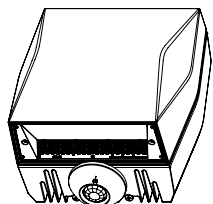
Wall Mount Plate Detail (Large)



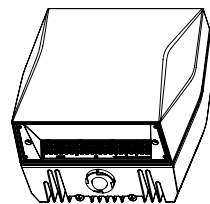
Wall Mount Plate Detail (Small)



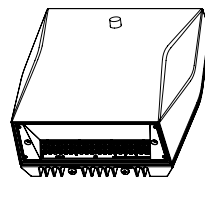
Wavelinx Sensor



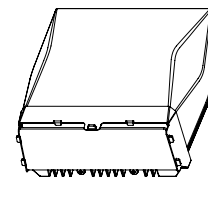
MSP Sensor



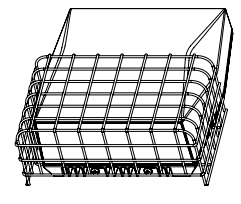
Button Photocontrol



Vandal Shield



Wire Guard



Product Specifications

Construction

- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

Optics

- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

Electrical

- Standard universal voltage (120-277V, 50/60Hz)
- Driver incorporates 6kV surge protection
- <20% total harmonic distortion
- 0-10V dimming driver is standard with leads external to the fixture

Mounting

- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads
- Not suitable for indoor use when installed in inverted/uplight orientation

Emergency Egress

- Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack
- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

Compliance

- cULus certified for use in -40°C to 40°C ambient environments
- Full cutoff models are IDA Certified 3000K and warmer only
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.
- Please refer to the [DOMESTIC PREFERENCES](#) website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Components shipped separately may be separately analyzed under domestic preference requirements.

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

- Small fixture=5 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens (Axc Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		12	16	23	38	45
Input Current @ 120V (A)		0.10	0.13	0.19	0.32	0.38
Input Current @ 240V (A)		0.05	0.07	0.10	0.16	0.19
Input Current @ 277V (A)		0.04	0.06	0.08	0.14	0.16
Input Current @ 347V (A)		0.03	0.05	0.07	0.11	0.13
Input Current @ 480V (A)		0.03	0.03	0.05	0.08	0.09
Configuration						
Full Cutoff	4000K/5000K Lumens	1,786	2,589	3,551	5,500	6,348
	3000K Lumens	1,509	2,188	3,001	4,648	5,365
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,894	2,745	3,765	5,832	6,731
	3000K Lumens	1,600	2,320	3,182	4,928	5,688
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

Power and Lumens (Axc Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		50	66	89	115
Input Current @ 120V (A)		0.41	0.54	0.74	0.96
Input Current @ 240V (A)		0.21	0.27	0.37	0.48
Input Current @ 277V (A)		0.18	0.24	0.32	0.42
Input Current @ 347V (A)		0.14	0.19	0.26	0.33
Input Current @ 480V (A)		0.10	0.14	0.19	0.24
Configuration					
Full Cutoff	4000K Lumens	7,594	9,716	12,719	16,302
	5000K Rating	7,501	9,598	12,564	16,103
	3000K Lumens	6,502	8,319	10,890	13,958
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	10,331	13,665	16,637
	5000K Rating	7,714	10,205	13,498	16,434
	3000K Lumens	6,686	8,845	11,700	14,244
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

Power and Lumens (Small + CBP)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A
Power (Watts)		16	20	27	42
Input Current @ 120V (A)		0.13	0.17	0.23	0.35
Input Current @ 240V (A)		0.07	0.08	0.11	0.18
Input Current @ 277V (A)		0.06	0.07	0.10	0.15
Configuration					
Full Cutoff	4000K/5000K Lumens	742	792	789	644
	3000K Lumens	627	670	667	545
Refractive Lens	4000K/5000K Lumens	787	841	837	684
	3000K Lumens	664	710	708	655

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens (Large + CBP)

Light Engine		AXCL6A	AXCL8A	AXCL10A
Power (Watts)		54	70	93
Input Current @ 120V (A)		0.45	0.58	0.77
Input Current @ 240V (A)		0.22	0.29	0.38
Input Current @ 277V (A)		0.19	0.25	0.33
Configuration				
Full Cutoff	4000K/5000K Lumens	141*10W=1410		
	3000K Lumens	122*10=1220		
Refractive Lens	4000K/5000K Lumens	151*10=1510		
	3000K Lumens	131*10=1310		

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens Multipliers
(Lumen Select Back Box + Axc Small)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCS1A*	13109741 or 13109939 or Other	74%	50%
AXCS2A*	13109698 or 13109938 or Other	74%	50%
AXCS3A*	13109697 or 13109937 or Other	74%	50%
AXCS4A*	13109695 or 13109936	75%	40%
AXCS4A*	13495299 or 13495470 or Other	72%	50%
AXCS5A*	13109652 or 13109935	75%	40%
AXCS5A*	13495471 or 13495472 or Other	72%	50%

Power and Lumens Multipliers
(Lumen Select Back Box + Axc Large)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCL6A*	13645910 or 13645979	69%	47%
AXCL8A*	13645970 or 13645984	69%	47%
AXCL10A*	13645971 or 13645989	69%	47%
AXCL12A*	13645972 & 13645993	72%	49%

Energy and Performance Data

Lumen Maintenance (Axcent Small)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)
Up to 3A	
25°C	88%
40°C	87%
50°C	87%
Up to 4A	
25°C	88%
40°C	87%
50°C	87%
Up to 5A	
25°C	87%
40°C	86%

Lumen Maintenance (Axcent Large)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)
Up to 8A	
25°C	89%
40°C	87%
50°C	86%
Up to 10A	
25°C	88%
40°C	86%
50°C	85%
Up to 12A	
25°C	85%
40°C	82%

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

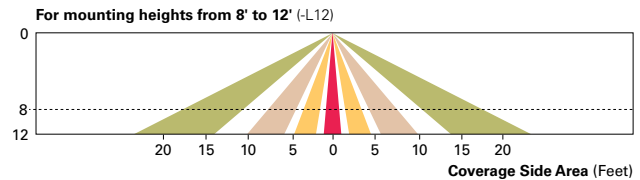
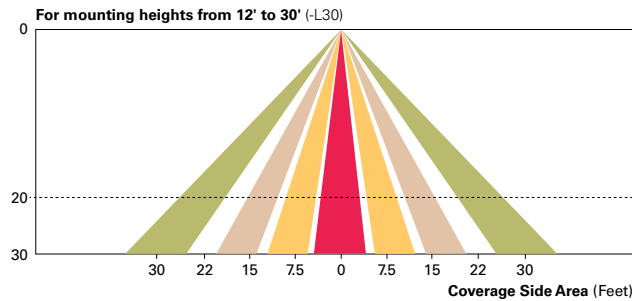
Photocontrol (PC1, PC2 and PC) Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX) These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of ten minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

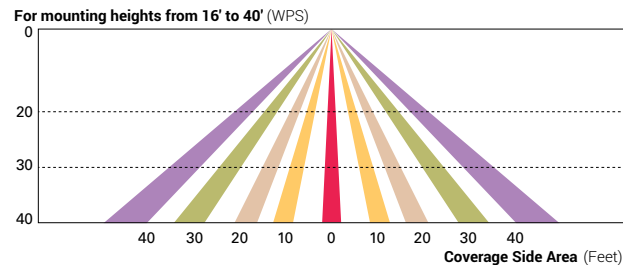
These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.



WaveLinx Wireless Control and Monitoring System The WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



February 5, 2026

City of Wilsonville Community Development
Attention: Sarah Pearlman, Associate Planner
29799 SW Town Center Loop East
Wilsonville, OR 97070

Re: **Twist (DB25-00008) Incompleteness Response**
Project Number 2250173.00

Dear Sarah:

In response to your plan review checklist dated December 12, 2025, we have addressed the items below, with our responses following your comments.

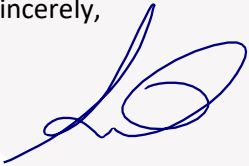
1. *Sufficient information, pursuant to Subsections 4.176 (.02), 4.176 (.04) F., and 4.440, on submitted plans showing the elevations, materials, color, and dimensions of the proposed screening fence.*

Response: The applicant has provided a graphic of the proposed 6' high screening fence on Sheet A1.11 of revised Exhibit 4.

2. *Sufficient information, pursuant to Stormwater and Surface Water Design and Construction Standards Section 301.12.00., demonstrating source control considerations for the catch basin in the proposed truck loading area. If the source control plan involves covering the catch basin, please submit plans showing the design, color/materials, and dimensions of the proposed cover.*

Response: The applicant has added a note describing the source control considerations for the catch basin in the proposed loading dock area. Additionally, the applicant has separately applied for request for an alternative method of source control (Stormwater & Surface Water Standards 301.12.04) per recommendation of City engineering. No catch basin cover is proposed.

Sincerely,



Sid Hariharan Godt

Enclosure(s): Revised Exhibit 4 (Plans)

c: Matt Hadfield, Matt Hanson, Brand Schmitt, Spencer Witter – Fortis
Chuck Hayward, Bryan Tranbarger, Nicole Burrell – Mackenzie



City of Wilsonville
Exhibit B4 DB25-0008

DEVELOPMENT REVIEW BOARD MEETING
MONDAY, AUGUST 10, 2026
6:30 PM

Item 3.

Board Member Communications:

3. Results of the July 27, 2026 DRB Panel B Meeting

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE:	JULY 27, 2026	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:45 PM	TIME END: 7:33 PM

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Dana Crocker	Kim Rybold
John Andrews	Alie Cloo
George Dunn	Chris Myers
	Amy Maag
	Miranda Bateschell
	Sarah Pearlman
	Shelley White

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	
	None.
CONSENT AGENDA	
1. Approval of the June 22, 2026 DRB Panel B Minutes	1. Unanimously approved as presented.
PUBLIC HEARING	
2. Resolution No. 448. PGE Pearl-Sherwood Transmission Line Update. The applicant is requesting approval of a Conditional Use Permit, Site Design Review, and Type C Tree Removal Plan for PGE to update the Pearl-Sherwood Transmission Line. Case Files: DB25-0007 PGE Pearl-Sherwood Transmission Line Update -Conditional Use Permit (CUP25-0001) -Site Design Review (SDR25-0007) -Type C Tree Plan (TPLN25-0004)	2. Unanimously adopted Resolution No. 448 along with the approved Staff report as presented.
BOARD MEMBER COMMUNICATIONS	
3. Results of the July 13, 2026 DRB Panel A meeting 4. Recent City Council Action Minutes	3. Staff highlighted the Spring Terrace Open Space approval. 4. Staff updated on the DRB structure to be implemented in 2027.
STAFF COMMUNICATIONS	
	Staff updated on the status of a previously rescheduled Frog Pond East development.

DEVELOPMENT REVIEW BOARD MEETING
MONDAY, AUGUST 10, 2026
6:30 PM

Item 4.

Board Member Communications:

4. Recent City Council Action Minutes



ACTION MINUTES

July 20, 2026 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

PRESENT:

Mayor O'Neil
Councilor President Berry
Councilor Cunningham
Councilor Shevlin
Councilor Scull

STAFF PRESENT:

Adam Ibrahim, Administration Intern
Amanda Guile-Hinman, City Attorney
Aliese Cloo, Assistant City Attorney
Andrea Villagrana, Human Resource Manager
Chris Myers, Senior Planner
Everett Wild, Government Affairs Manager
Jeanna Troha, City Manager
Kimberly Rybold, Senior Planner
Kimberly Veliz, City Recorder
Matt Lorenzen, Economic Development Manager
Miranda Bateschell, Planning Director
Steve Rymer, Interim Assistant City Manager
Zach Weigel, City Engineer
Zoe Mombert, Assistant to the City Manager

WORK SESSION [5:00 PM]

REVIEW OF AGENDA AND ITEMS ON CONSENT

There was none.

COUNCILORS' CONCERNS

1. Councilor's Input on Board and Commission Appointments/Reappointments

Councilors shared their recommendations for appointments to the Planning Commission.

PRE-COUNCIL WORK SESSION

2. Housing Statutory Compliance

Staff sought the Council's input on proposed modifications to the City's development code.

3. Town Center Development District Ballot Title and Polling Results

Consultants shared results from a statistically valid phone survey conducted in June 2026 to gauge resident attitudes on topics related to Town Center development funding.

In addition, staff presented draft ballot title language for Ordinance No. 905, which Wilsonville voters will be asked to consider in November 2026 should Council refer an ordinance to establish the Town Center Development District and provide a dedicated funding source to facilitate the revitalization of the Town Center area.

ADJOURN [6:10 PM]

CITY COUNCIL MEETING [7:00 PM]

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Motion to approve the following order of the agenda.

Motion carried 5-0.

MAYOR'S BUSINESS

4. Upcoming Meetings (*Link to City Calendar: <https://www.wilsonvilleoregon.gov/calendar>*)

The Mayor reported on past and upcoming meetings and events.

5. City Attorney Employment Agreement

Council made a motion to approve the City Attorney Employment agreement. Passed 5-0.

COMMUNICATIONS

There was none.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

Councilors provided comments, announced prior and anticipated meetings and events.

CONSENT AGENDA

6. Resolution No. 3275

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Sign A Professional Services Agreement With Carollo Engineers, Inc. For Owners' Representative Services For The Water Treatment Plant Operations And Maintenance Contract.

7. Resolution No. 3276

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With WSP USA Inc. To Provide Engineering Consulting Services For The Boeckman Creek Sewer Interceptor And Trail Project (Capital Improvement Project No. 2107, 7054, And 9150).

8. Minutes of June 15, 2026, City Council Meeting.

The Consent Agenda was adopted 5-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

9. Ordinance No. 904 *1st Reading (Quasi-Judicial Land Use Hearing)*

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From Future Development Agricultural-Holding (FDA-H) Zone To Planned Development Industrial (PDI) Regionally Significant Industrial Area (RSIA) Zone On Approximately 33 Acres Located At 26120 SW Parkway Avenue For A Sysco Facility Expansion And Master Plan.

After a public hearing Ordinance No. 904 passed 5-0, on first reading.

CITY MANAGER'S BUSINESS

There was none.

LEGAL BUSINESS

There was none.

ADJOURN [7:46 PM]