



Home of the Tualatin River National Wildlife Refuge

Case No. MMSP 13-05  
Fee 270-  
Receipt # 972277  
Date 9-17-13  
TYPE 1

### City of Sherwood Application for Land Use Action

**Type of Land Use Action Requested: (check all that apply)**

- Annexation
- Plan Amendment (Proposed Zone \_\_\_\_\_)
- Variance (list standard(s) to be varied in description)
- Site Plan (Sq. footage of building and parking area)
- Planned Unit Development
- Conditional Use
- Partition (# of lots \_\_\_\_\_)
- Subdivision (# of lots \_\_\_\_\_)
- Other: Minor Site Plan Mod

*By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.*

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at [www.sherwoodoregon.gov](http://www.sherwoodoregon.gov). Click on Departments/Planning/Fee Schedule.

**Owner/Applicant Information:**

Applicant: /Owner: Langer Gramor LLC, Matt Grady, AICP Phone: 503-245-1976  
 Applicant Address: 19767 SW 72nd Ave., #100, Tualatin, OR 97062 Email: matt@gramor.com  
 Owner: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Owner Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 Contact for Additional Information: \_\_\_\_\_

**Property Information:**

Street Location: 21260 SW Langer Farms Pkwy  
 Tax Lot and Map No: Tax Map 2S129DB Tax Lot 100  
 Existing Structures/Use: None/farming  
 Existing Plan/Zone Designation: Planned Unit Development - Light Industrial (PUD-LI)  
 Size of Property(ies) 3.44 AC

**Proposed Action:**

Purpose and Description of Proposed Action: Minor site plan modification to approved Langer Farms Phase 7 Shopping Center (SP 12-05 / CUP 12-02). Modification for Building 'C' elevations.

Proposed Use: Commercial Shopping Center

Proposed No. of Phases (one year each): Phase 7 of 1995 PUD

## LAND USE APPLICATION FORM

### Authorizing Signatures:

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I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

Matthew Dedy  
Applicant's Signature

9.17.13  
Date

Matthew Dedy  
Owner's Signature

9.17.13  
Date

**The following materials must be submitted with your application or it will not be accepted at the counter.** Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

- 3 \* copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed** to verify ownership, easements, etc.
- At least 3 \* folded** sets of plans
- At least 3 \* sets** of narrative addressing application criteria
- Fee** (along with calculations utilized to determine fee if applicable)
- Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)
- Signed checklist** verifying submittal includes specific materials necessary for the application process

\* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

## Langer Farms Phase 7

Type I Minor Modification to a Type IV –Site Plan Review for Building “C”

**Applicant/ Owner:**

Langer Gramor LLC  
19767 SW 72<sup>nd</sup> Avenue, Suite 100  
Tualatin, OR 97062

Matt Grady, AICP  
(503) 245-1976  
[Matt@gramor.com](mailto:Matt@gramor.com)

**Architect:**

Tiland / Schmidt Architects, PC  
3611 SW Hood Avenue, Suite 200  
Portland, OR 97239

Frank M. Schmidt, AIA, NCARB  
(503) 220-8517  
[frankschmidt@tilandschmidt.com](mailto:frankschmidt@tilandschmidt.com)

**Planner:**

Harper Houf Peterson Righellis Inc.  
205 SE Spokane Street, Suite 200  
Portland, OR 97202

Keith Jones, AICP, LEED AP ND  
(503) 221-1131  
[keithj@hhpr.com](mailto:keithj@hhpr.com)

**Civil Engineer:**

AKS Engineering and Forestry  
13910 Southwest Galbreath Drive, Suite 100  
Sherwood, OR 97140

Alexander H. Hurley PE, PLS  
(503) 925-8799  
[alex@aks-eng.com](mailto:alex@aks-eng.com)

**Landscape Architect:**

Christopher Freshley Landscape Architects  
1020 SW Taylor, Suite 335  
Portland OR 97205

Chris Freshley, RLA  
(503) 222-9881  
[freshley@gwestoffice.net](mailto:freshley@gwestoffice.net)

**Traffic Engineer:**

Kittelson and Associates, Inc.  
610 SW Alder Street, Suite 700  
Portland, OR 97205

Chris Brehmer, PE  
(503) 535-7432  
[cbrehmer@kittelson.com](mailto:cbrehmer@kittelson.com)

MMSP 13-05  
**RECEIVED**

SEP 17 2013

BY *John*  
PLANNING DEPT

**Attorney:** Perkins Coie LLP  
1120 N.W. Couch Street, Tenth Floor  
Portland, OR 97209

Seth King  
(503) 727-2024  
[sking@perkinscoie.com](mailto:sking@perkinscoie.com)

**Site Location:** 15585 SW Tualatin Sherwood Road

**Tax Lot(s):** Tax Map 2S129DB Tax Lot 100

**Lot Size:** 3.44 Acres

**Zoning:** Planned Unit Development – Light Industrial (PUD-LI)

**Summary of Request:** Type I Minor Site Plan Modification request to Building “C” design options to the previously approved site plan File No. SP 12-05 / CUP 12-02

**Report Date:** September 17, 2013

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## ATTACHMENTS

1. Previously Approved Site Plan Building “C” Drive Through Bank Option (sheet A/1C)
2. Previously Approved Site Plan Building “C” Multi-tenant Option (sheet A/CR)
- 3.a. Proposed Building “C” Elevations
- 3.b. Proposed Building “C” Floor Plan
- 4.a. Proposed Site Plan with Building “C”
- 4.b. Proposed Enlargement of Building “C” Floor Plan and Parking Area
5. Previously Approved Site Plan
6. Memorandum from Kittelson & Associates dated September 13, 2013

## I. DESCRIPTION OF PROPOSAL

### Background

The Langer Farms Phase 7 Shopping Center was approved by Sherwood Planning Commission on November 7, 2012 (File No. SP 12-05 / CUP 12-02). Following approval, the applicant received approval of a final site plan application on June 3, 2013.

### Proposal

The applicant now proposes to make adjustments to the building designs for Building "C" approved under the current site plan. Minor modifications are allowed as a Type I decision under Section 16.90.030(A)(2)(b). The previous approval provided two alternative designs for Building "C"; 1) a 3,500 square foot drive through bank [Exhibit 1] and 2) a 4,900 square foot multi-tenant shop building [Exhibit 2]. The net area of the building is 9,775 square feet. The current plan is designed nearly identical to the multi-tenant building with the exception that it includes a drive through pick up window on the north end of the building to accommodate one of the four tenants. In addition, the north end tower element is angled at 45 degrees to accommodate the drive through lane and create a more intricate design [Exhibits 3.a. and 3.b.]. The parking field located approximately 80 feet to the east of the face of the building has been adjusted to accommodate one (1) more parking space [Exhibits 4.a. and 4.b.]. The previous plan had 10 spaces in a row, the current proposal provides for 11 spaces [Exhibit 5].

Below is a comparison of the previously approved "multi-tenant building" to the proposed Building "C". The comparison is extremely similar.

Attribute	Approved Multi-Tenant	Proposed Bldg "C"
Bldg Footprint	4,900 sf	4,900 sf
Orientation	North - South	North - South
Shape	Rectangular	Rectangular
Setback from Property Line to face of Building	16 feet (1)	22 feet
Setback from Property Line to Canopy Support Columns	10 feet	10 feet
Height (roof peak)		
North	32 feet	32 feet
South	30 feet	32 feet
East	30 feet	32 feet
West	32 ft north/ 30 ft south	32 ft north/ 32 ft south
Height (main body)	18 ft – 20 ft	19' 8" to 21 feet
Materials		
Bases	Ledgestone	Ledgestone
Siding	Board and Batten Lap Siding, Brick	Board and Batten Lap Siding, Brick
Columns/ Canopies	Wood	Wood
Windows	Storefront	Storefront
Eaves	Wood/ Shingles	Wood/ Shingles
Roof	Standing Seam	Standing Seam

*Notes: (1) Approved drive through bank setback from property line is 24 feet.*

## II. SUBMITTAL REQUIREMENTS

**Response:** Section 16.90.030(A)(2)(b) states that Minor Modification Applications shall include the following:

1. Application Form

**Response:** The application form has been signed by the applicant and property owners and submitted with this application.

2. Filing Fee

**Response:** The minor site plan modification fee (\$276) is provided with this application.

3. Narrative

**Response:** This report is the applicant's narrative.

4. Updated Clean Water Services (CWS) Service Provider Letter

**Response:** The Clean Water Services – Service Provider Letter is still in effect for the project and the proposed changes or adjustments have no impact on the Clean Water Services, Service Provider Letter. Further, the project is now contained within a subdivision and no longer subject to further Clean Water Services review for sensitive areas.

5. Other Information as Required

**Response:** None deemed to be needed or required. The applicant has commenced site work and has provided numerous plans and reports that cover all aspects of the project. The proposed modifications constitute a very minimal change or slight adjustment to the approved building "C" option on the previously approved site plan.

6. A site plan using the same plan format as in the original approval if possible

**Response:** A site plan using the same format as the approved plan is attached. Similarly, the previously approved building elevations are provided in the same format as the proposed Building C for ease in comparison.

## III. RESPONSE TO APPLICABLE APPROVAL CRITERIA

### Chapter 16.90 – Site Planning

#### 16.90.030 – Site Plan Modifications and Revocation

##### *A. Modifications to Approved Site Plans*

###### *1. Major Modifications to Approved Site Plans*

- a. Defined. The review authority shall determine that a major modification(s) review is required if one or more of the changes listed below are proposed:*

*(1) A change in land use (i.e. residential to commercial, commercial to industrial, etc.);*

**Response:** Not proposed by the applicant. The approved use will remain commercial.

*(2) An increase in density by more than ten (10) percent, provided the resulting density does not exceed that allowed by the land use district;*

**Response:** Not proposed by the applicant. The project does not involve residential, nor does it involve an increase in building square footage from the approved site plan.

*(3) A change in setbacks or lot coverage by more than 10 percent, provided the resulting setback or lot coverage does not exceed that allowed by the land use district;*

**Response:** Not proposed by the applicant. The proposed Building "C" does not result in a setback or lot coverage that exceeds the amount that is allowed by the land use district. The previous approved drive through bank was set back approximately 24 feet from the easterly property line, versus the previously approved multi-tenant building at 16 feet. As such the previous approval contained a setback range from 16 to 24 feet. The proposed Building "C" is set back approximately 22 feet, falling within the previously approved range. Therefore, no change in setbacks will occur as a result of this site plan adjustment.

The code defines lot coverage as the amount of the lot covered by buildings. The proposal has no impact on lot coverage since the approved multi-tenant building is the same size as the proposed Building "C" at 4,900 gross square feet.

*(4) A change in the type and/or location of access-ways, drives or parking areas negatively affecting off-site traffic or increasing Average Daily Trips (ADT) by more than 100;*

**Response:** Not proposed by the applicant. The proposal will not change access locations, queuing or circulation on the site as has been previously approved with the two alternate plans (drive through bank and multi-tenant building). Therefore the change does not negatively impact the safe operation of the site as approved or off-site as operation as approved. The drive through bank was previously approved and determined to generate more vehicle trips than the approved multi-tenant building option. For this proposal, the drive through window only serves the northern 1,751 square foot tenant space. The other three tenants will not use the drive through. The use and size of the building has not changed from the two previously approved uses and building sizes. The proposed use is a hybrid of the two previously approved uses. The building functions as a multi-tenant building with a drive through use for one retail tenant. The attached memorandum from Kittelson & Associates [Exhibit 6] documents the proposed change relative to the previously approved Traffic Impact Analysis. The memorandum evaluates potential trips generated from a coffee donut shop (ITE use 937) and also a fast food restaurant (ITE use 934) for the drive through component. The conclusion is that for either use, there are fewer trips at the PM peak hour during the week and also on Saturday compared to the previously approved TIA. Therefore the proposal will not increase the approved Average Daily Trips (ADT). The approved ADT was 8,070 shown in Table 1. The updated ADT reveals a decrease in ADT ranging from 7,290 to 7,540 in Tables 2 and 3.

*(5) An increase in the floor area or height proposed for non-residential use by more than 10 percent;*

**Response:** Not proposed by the applicant. The proposed Building "C" provides the same gross square footage as the previously approved multi-tenant option at 4,900 gross square feet. The

building heights are within 2 feet of the previously approved multi-tenant option building at the roof peaks. When looking at the north elevation the height is the same at 32 feet to the roof peak. The south elevation is 32 feet versus the approved height of 30 feet, representing an increase of 9.4%. The west elevation facing SW Langer Farms Parkway is at 32 feet to the roof peak on the north building element for both approved and proposed. The south building roof peak on this building elevation is at 32 feet versus 30 feet, an increase of 9.4%. The east elevation facing internally to the shopping center is at 32 feet tall compared to the previously approved height of 30 feet. The main body of the proposed building ranges from 19' 8" to 21' feet, versus the previously proposed 18' and 20 feet, all under a 10% increase in height.

In summary, the floor area is not changed and the roof heights which vary slightly. Where roof heights are increased, the increase is below the 10 percent threshold.

*(6) A reduction of more than 10 percent of the area reserved for common open space; or*

**Response:** Not proposed by the applicant. The proposal does not involve reserved common open space.

*(7) Change to a condition of approval that was specifically applied to this approval (i.e. not a "standard condition"), or a change similar to items (1)-(2) as determined by the Review Authority.*

**Response:** The proposal will continue to comply with all conditions of approval. None of the conditions of approval are specific to this exact building design. The plans that were approved included two options for this specific location: 1) 4,900 gross square foot multi-tenant building; and 2) 3,500 gross square foot drive through bank, complete with building material call outs and height dimensions

**Summary Response:** As stated above, the proposal will not increase traffic trips, change lot coverage or setbacks and will not increase building floor area. Further, the height of the building will be changed slightly and where increased will not be increased over the 10% threshold. The use of the site will remain commercial and will not impact a condition of approval. Therefore, the proposal is classified as a Type I Minor Site Plan Modification. The proposal complies with the applicable development standards as stated below.

#### IV. RESPONSE TO APPLICABLE CODE STANDARDS

**Response:** The changes proposed constitute minor changes to the approved site plan (building elevations) and as stated in Section III above and fall well within the category of a Type I minor site plan modification. The proposed changes are more like refinements to the previously approved multi-tenant building to account for market demand of specific tenants. Such minor changes and do not impact a design or development standards. Below is an elaboration of the off-street parking standard and how this modification request meets the previously approved site plan application.

##### Section 16.94.020 – Off-Street Parking.

The project requires 918 spaces but was approved with site plan options that included a minimum-required parking reduction of between 1.3% to 9.2%. The current parking count is 834 parking spaces resulting in a 9.2% reduction<sup>1</sup>

<sup>1</sup> The four-space increase was a result of some minor site plan modifications proposed by the applicant dated August 29, 2013, currently in for review by the Sherwood Planning Department that added three (3) spaces. This application provides one (1) additional parking space opposite the multi-tenant building. This total number does not include 30 spaces approved for outdoor storage.

For the purpose of calculating minimum parking, fast foot (9.9 spaces per 1,000 SF), restaurant (15.3 spaces per 1,000 SF) and general retail (4.1 spaces per 1,000 SF) as shown in the following table:

	Size (SF)	Ratio (spaces per 1,000)	Required Spaces
Anchor	145,000	4.1	595
Building A - Fast Foot	3,500	9.9	35
Building B - Resturant	10,000	15.3	153
Building C - As Proposed	4,900	4.1	20
Building D - Retail	9,770	4.1	40
Buildng E - Retail	10,760	4.1	44
Building F - Retail	7,600	4.1	31
<b>Total Required</b>			<b>918</b>
<b>Total Proposed</b>			<b>834</b>
<b>Percent Reduction</b>			<b>9.2%</b>

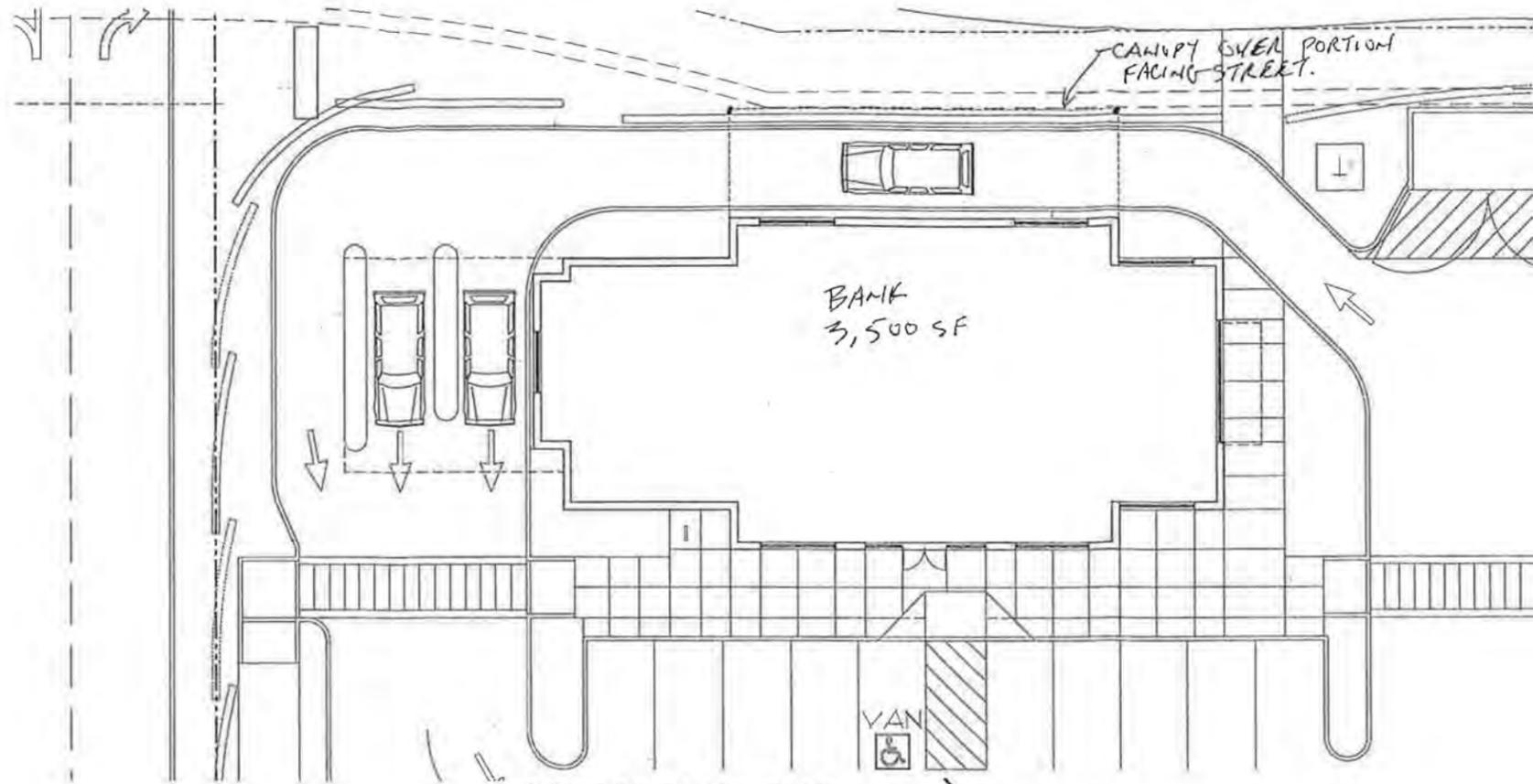
## V. CONCLUSION

This applicant narrative and attachments demonstrate compliance with City approval criteria and code. The applicant respectfully requests that the City approve this application.

## EXHIBIT 1



SITE KEY PLAN  
N.T.S.



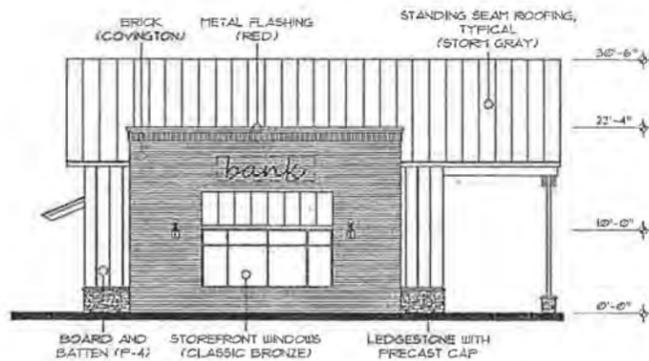
FLOOR AND PLAZA PLAN  
3/32" = 1'-0"



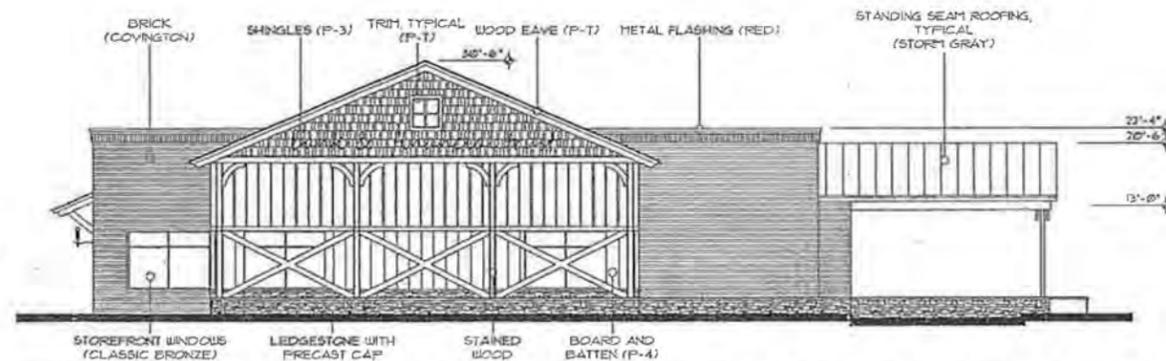
TILAND /  
SCHMIDT  
ARCHITECTS, PC  
3611 SW HOOD AVE.  
SUITE 200  
PORTLAND, OR 97239  
(503) 220-8517  
FAX (503) 220-8518



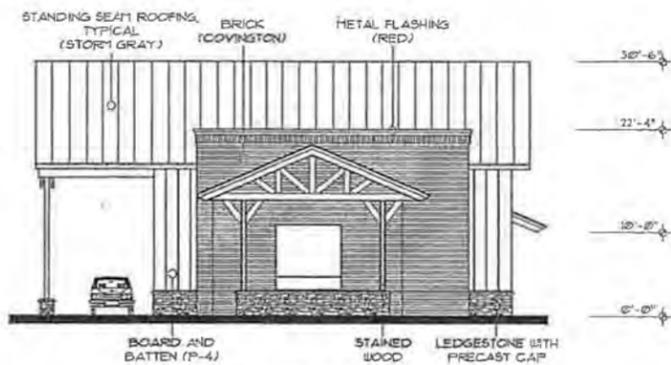
LANGER FARMS PHASE 7  
SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY  
SHERWOOD, OREGON  
LANGER GRAMOR LLC  
LAND USE SET



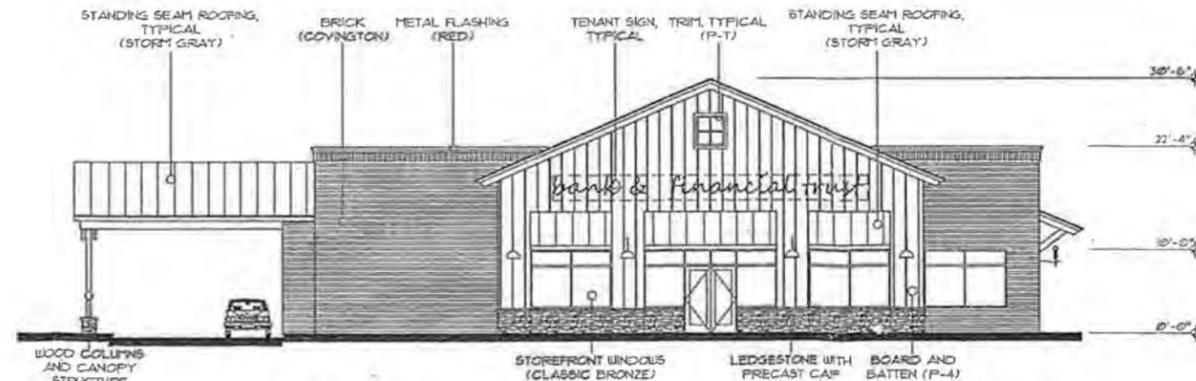
NORTH ELEVATION  
3/32" = 1'-0"



WEST ELEVATION (FACING SW LANGER FARMS PARKWAY)  
3/32" = 1'-0"



SOUTH ELEVATION  
3/32" = 1'-0"

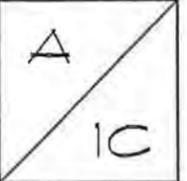


EAST ELEVATION  
3/32" = 1'-0"

PROJECT NO. 11364
DATE: 01-09-12
DRAWN BY: CDO
CHECKED BY:
REVISIONS

# SITE PLAN APPROVED

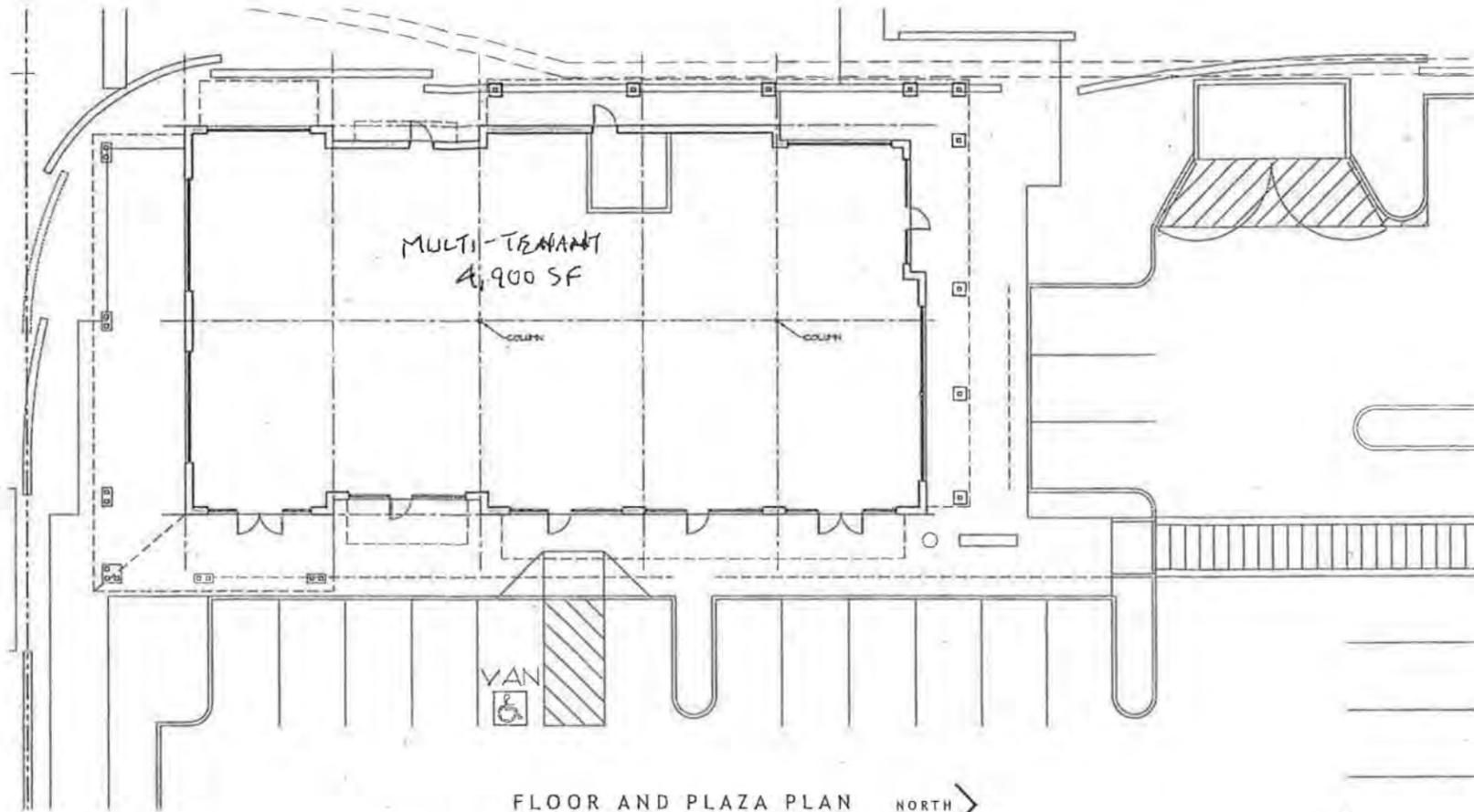
BUILDING C



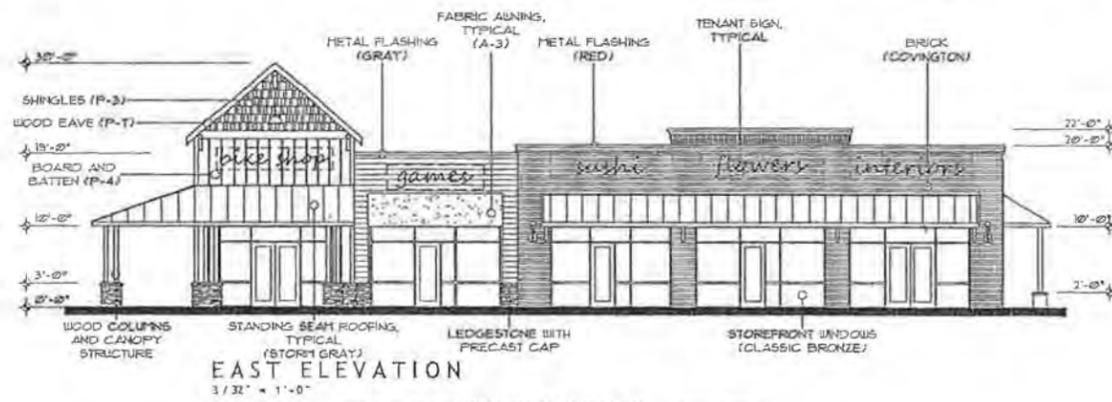
**EXHIBIT 2**



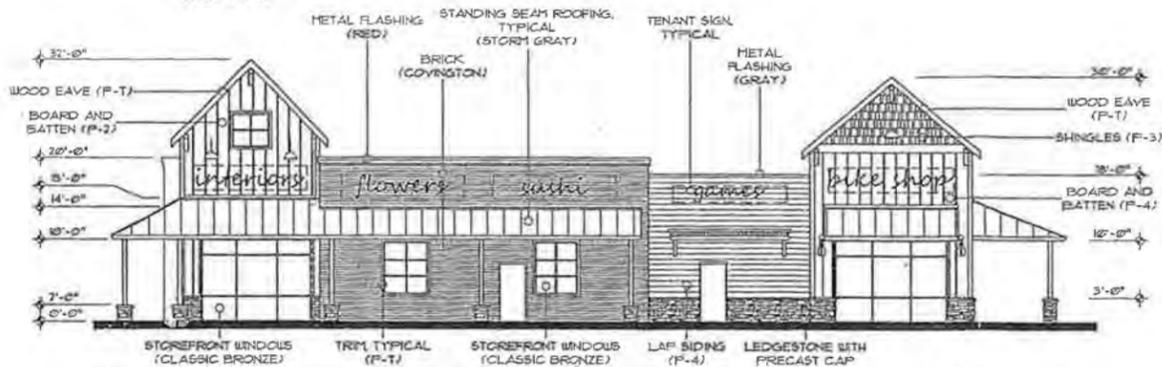
SITE KEY PLAN  
N.T.S.



FLOOR AND PLAZA PLAN  
3/32" = 1'-0"



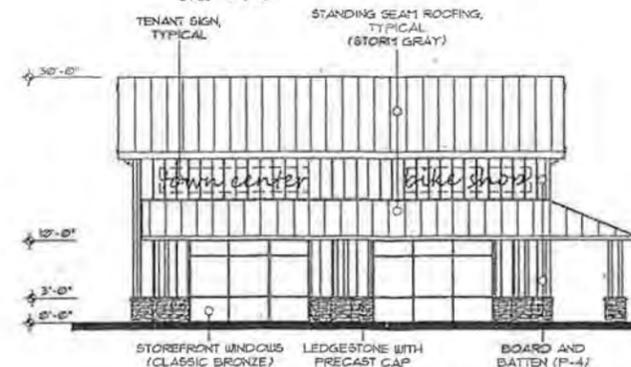
EAST ELEVATION  
3/32" = 1'-0"



WEST ELEVATION (FACING SW LANGER FARMS PARKWAY)  
3/32" = 1'-0"



NORTH ELEVATION  
3/32" = 1'-0"



SOUTH ELEVATION  
3/32" = 1'-0"

TILAND / SCHMIDT  
ARCHITECTS, P.C.  
3611 SW HOOD AVE.  
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FAX (503) 720-8518

GRAMOR  
DEVELOPMENT

LANGER FARMS PHASE 7  
SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY  
SHERWOOD, OREGON  
LANGER GRAMOR LLC  
LAND USE SET

PROJECT NO.  
11364

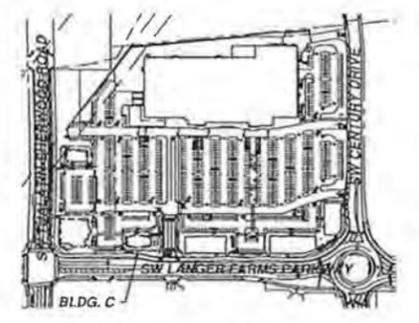
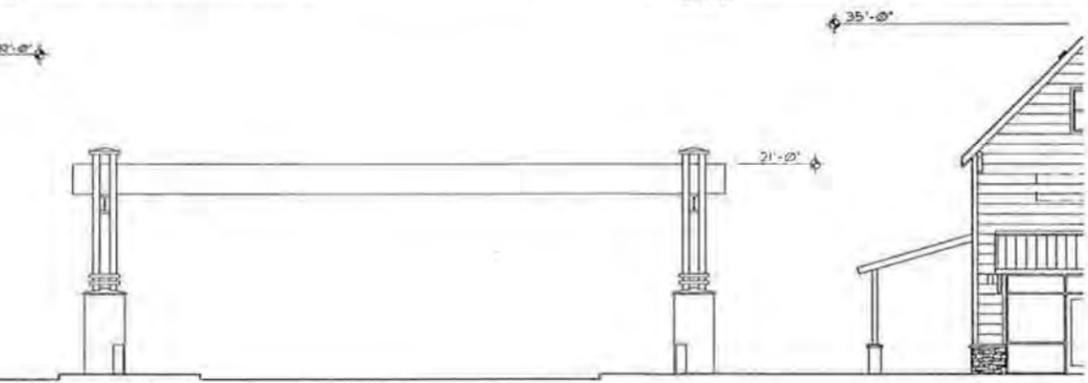
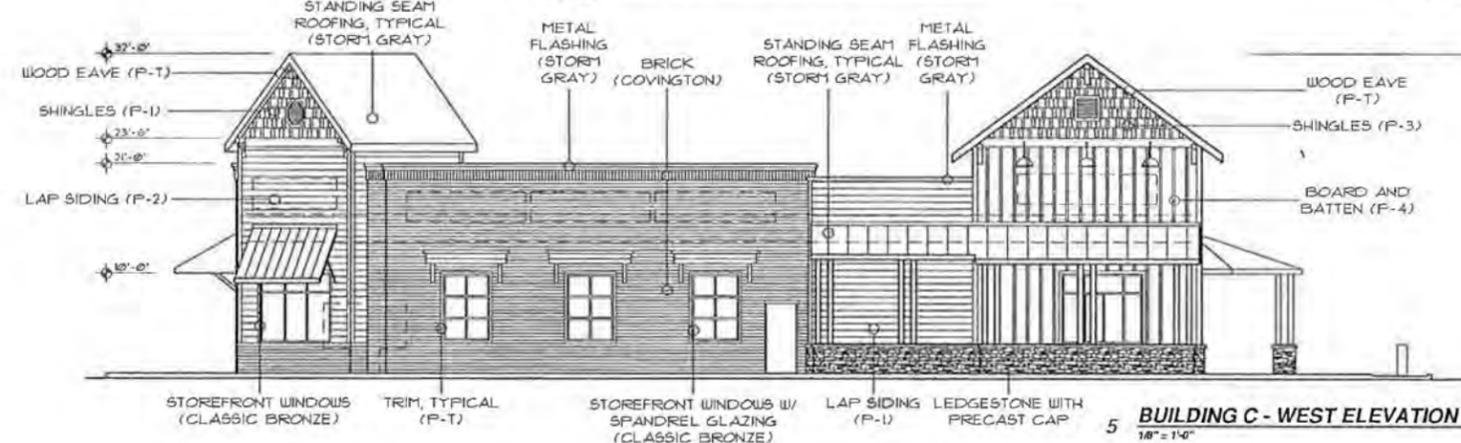
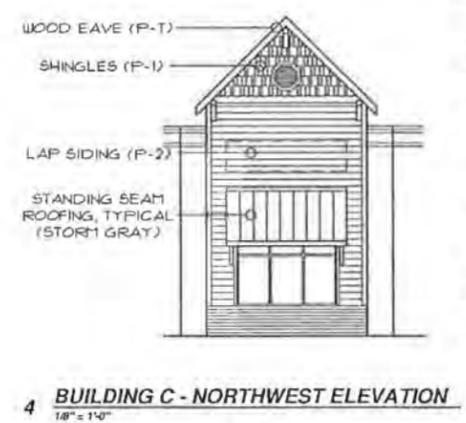
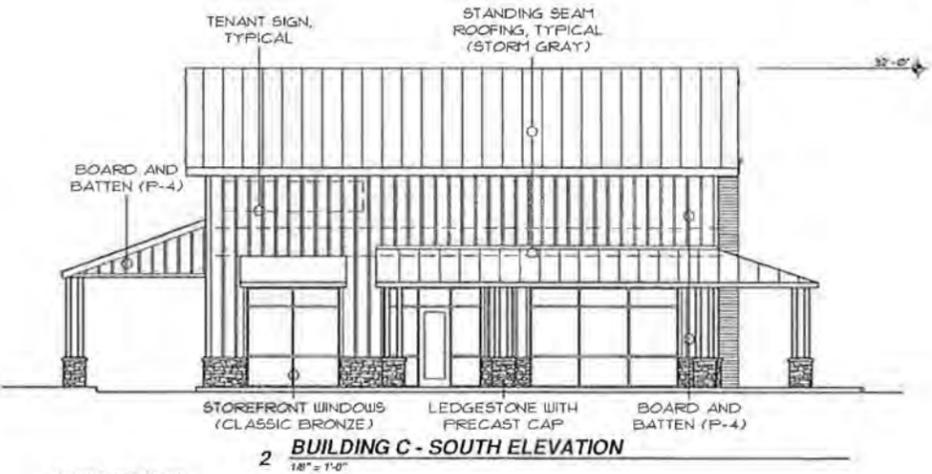
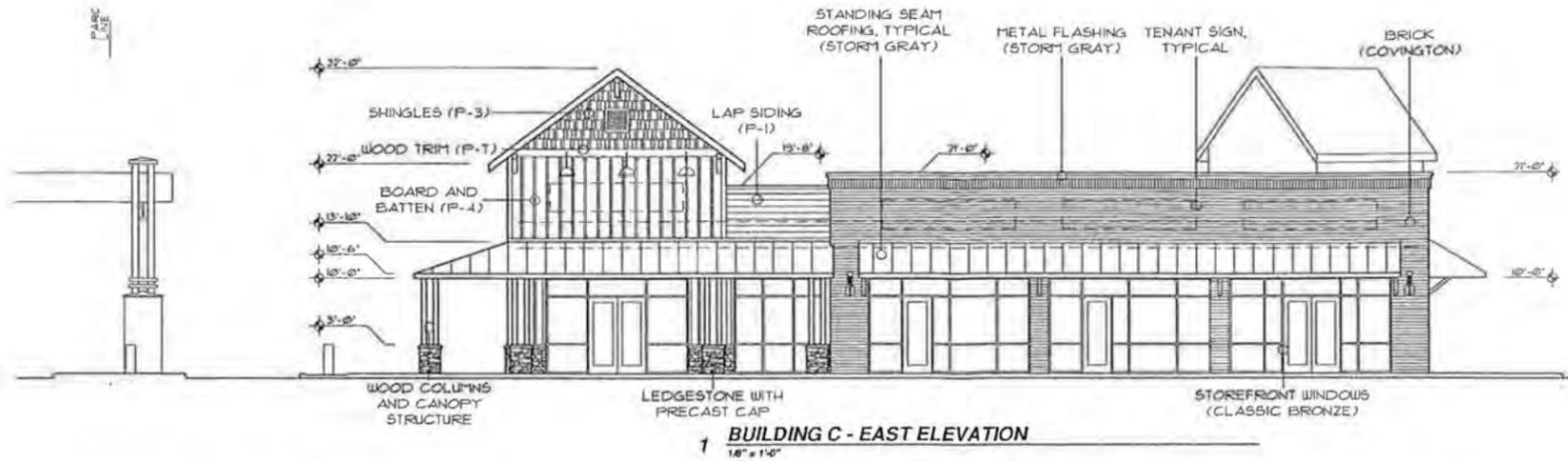
DATE:  
01-03-12  
DRAWN BY:  
CDO  
CHECKED BY:

REVISIONS



\* SITE PLAN APPROVED PLAN  
BUILDING C

**EXHIBIT 3.a.**



TILAND / SCHMIDT ARCHITECTS, P.C.  
3641 SW WOOD AVE. SUITE 200  
PORTLAND, OR 97239  
(503) 228-0511  
FAX (503) 228-0510

**GRAMOR**  
DEVELOPMENT

**PARKWAY VILLAGE AT SHERWOOD**  
**BUILDING C - RETAIL SHOP SHELL**  
21260 SW LANGER FARMS PARKWAY, SHERWOOD, OR 97140  
LANGER GRAMOR LLC

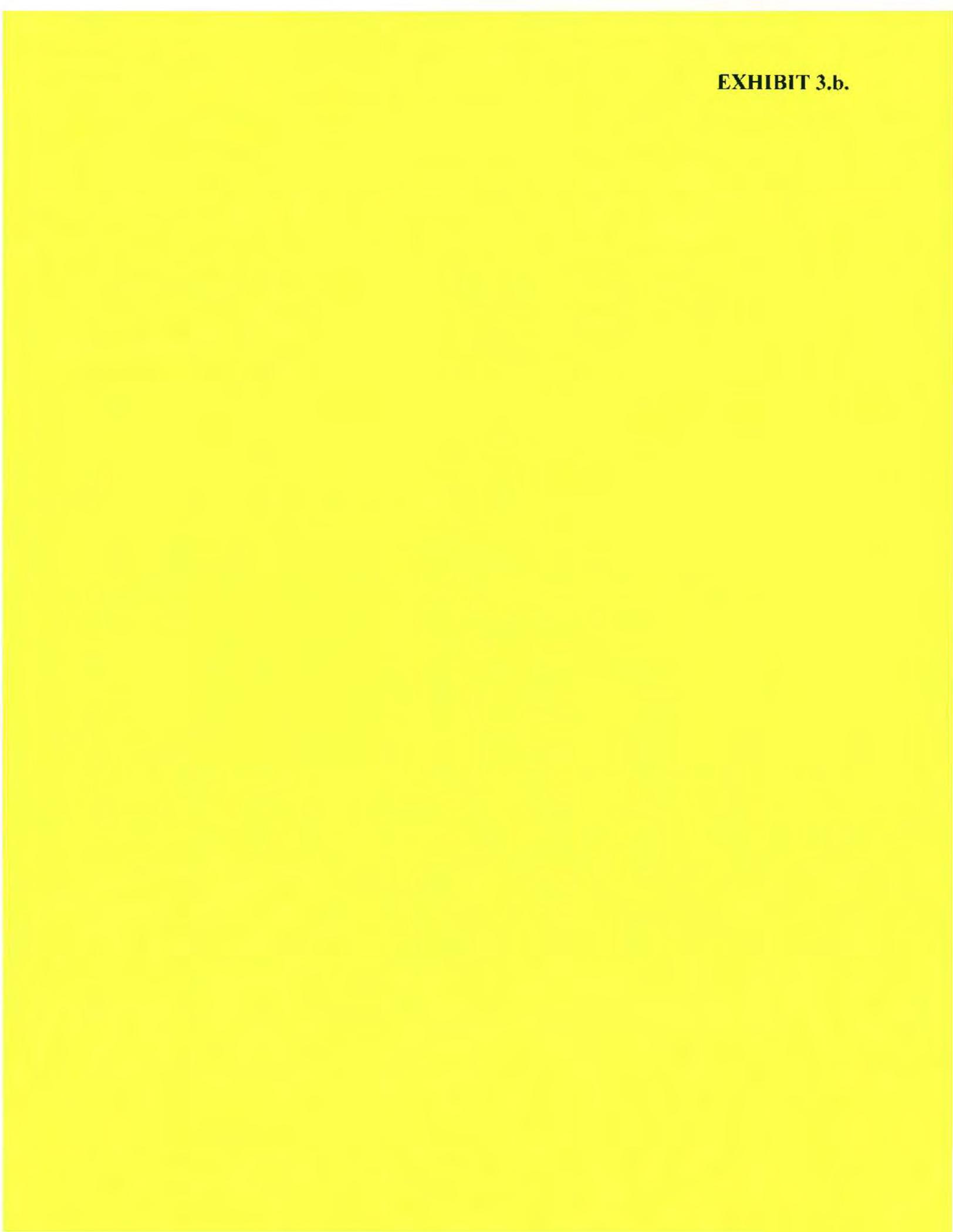
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DATE: 09-05-13  
DRAWN BY: CDD  
CHECKED BY: [ ]

REVISIONS

DD  
3.1.C

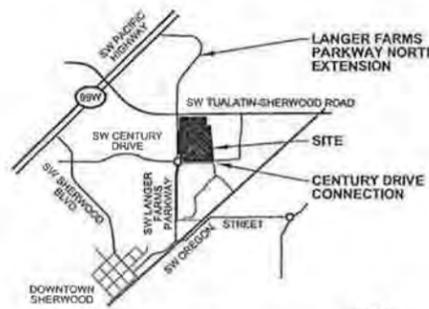
X:\\_PROJECTS\13643\dwg\13643.dwg CAD Drawing Design Drawing C S1111364\_Bldg C\_Plan\Drawings for Land Use\_090513.dwg, Elms, 9/5/2013 11:06:07 AM

**EXHIBIT 3.b.**

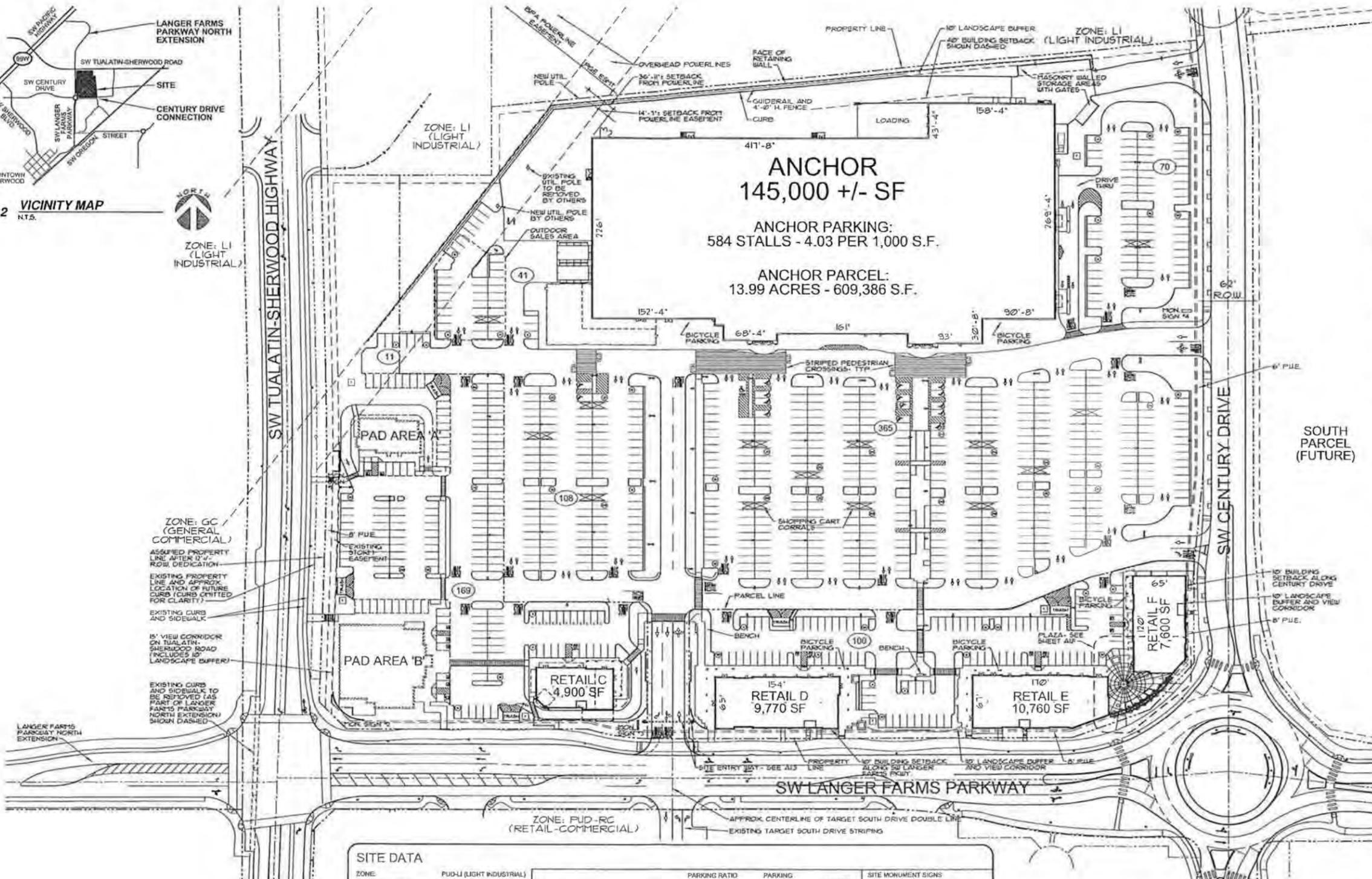




**EXHIBIT 4.a.**

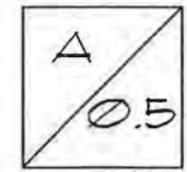
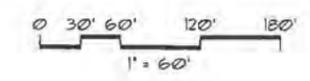


2 VICINITY MAP  
N.T.S.



SITE DATA		ZONE: PUD-LI (LIGHT INDUSTRIAL)		PARKING RATIO		PARKING		BICYCLE		SITE MONUMENT SIGNS	
ZONE:	PUD-LI (LIGHT INDUSTRIAL)	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MAX. HEIGHT	MAX. AREA PER SIDE
TOTAL SITE AREA:	19.87 ACRES	863,235 S.F.								SIGN 1	29'-0"
EXISTING POWERTLINE EASEMENTS:		59,001 S.F.								SIGN 2	6'-0"
(NOT DEDUCTED FROM TOTAL SITE AREA)										SIGN 3	6'-0"
BPA:	33,195 S.F.									SIGN 4	6'-0"
PGE:	25,806 S.F.										
ANCHOR	145,000 S.F.	4.1	5.1	595	740	22					
BUILDING A - FAST FOOD	3,500 S.F.	9.9	12.4	35	43	3					
BUILDING B - RESTAURANT	10,000 S.F.	15.3	19.1	153	191	9					
RETAIL C	4,900 S.F.	4.1	5.1	20	25	3					
RETAIL D	9,770 S.F.	4.1	5.1	40	50	3					
RETAIL E	10,760 S.F.	4.1	5.1	44	55	3					
RETAIL F	7,600 S.F.	4.1	5.1	31	39	3					
TOTAL BUILDING AREA:	191,530 S.F.			918	1,143	TOTAL: 46					
BUILDING COVERAGE, OVERALL:	22.17 %			OVERALL RATIO:	4.80	5.97	MINIMUM: 44				
PARKING, ANCHOR:	594 STALLS	4.03 PER 1,000 S.F.	(REQUIRES 1.8% REDUCTION FROM CODE)								
PARKING, OTHER:	280 STALLS	6.03 PER 1,000 S.F.	(REQUIRES 13.3% REDUCTION FROM CODE)								
OUTDOOR SALES:	-30 STALLS										
PARKING, TOTAL:	834 STALLS	4.35 PER 1,000 S.F.	(REQUIRES 9.2% REDUCTION FROM CODE)								

1 ALTERNATE SITE PLAN #2  
WITH BPA EASEMENT  
NOT UTILIZED



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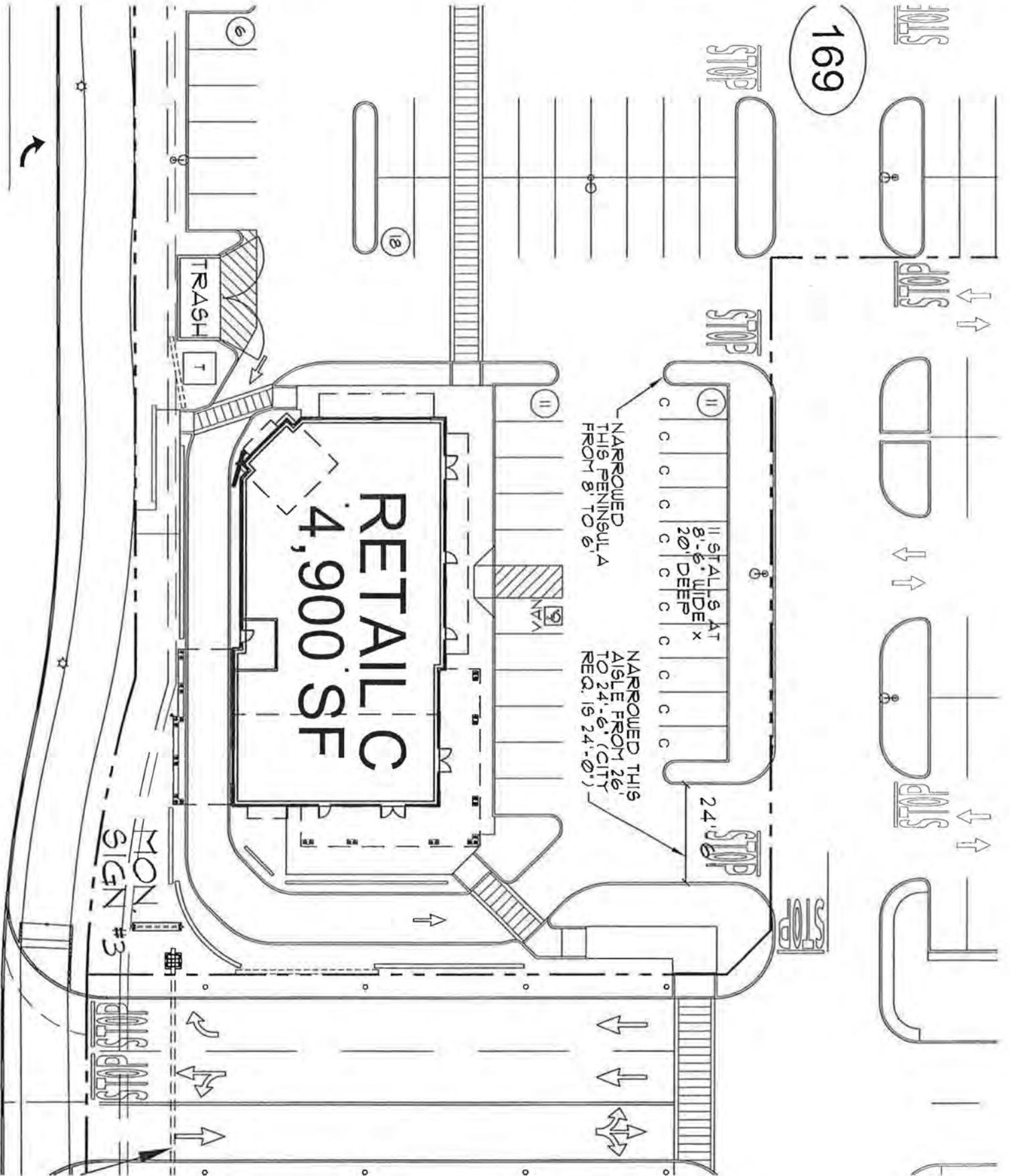
GRAMOR DEVELOPMENT

SHERWOOD TOWN CENTER  
SW TUALATIN-SHERWOOD ROAD AND SW LANGER FARMS PARKWAY  
SHERWOOD, OREGON  
LANGER GRAMOR LLC  
PERMIT SET

PROJECT NO. 11364  
DATE: 09-11-13  
DRAWN BY: CDO  
CHECKED BY:

REVISIONS

**EXHIBIT 4.b.**



**EXHIBIT 5**



**EXHIBIT 6**



## KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

610 SW Alder Street, Suite 700, Portland, OR 97205 F 503.228.5230 F 503.273.8169

### MEMORANDUM

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Date: September 13, 2013 Project #: 12214

To: Bob Galati, P.E.  
City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140

From: Chris Brehmer, P.E. and Matthew Bell

Project: Langer Farms Phase 7

Subject: Supplemental Trip Generation Update: PAD "C" Compliance with Approved Transportation Analysis

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This memorandum supplements the July 2012 Transportation Impact Analysis prepared by Kittelison & Associates, Inc. for the proposed Langer Farms Phase 7 development (July 2012 TIA). Gramor Development is proposing a modification to PAD "C" that involves changing an assumed drive-in bank building to retail space.

The applicable City of Sherwood approval criterion related to traffic impacts of the proposed change is documented in Section Sherwood Municipal Code 16.90.030 A.1.a:

*(4) A change in the type and/or location of access-ways, drives or parking areas negatively affecting off-site traffic or increasing Average Daily Trips (ADT) by more than 100;*

This memorandum documents the estimated trip generation of the site relative to the July 2012 TIA, including a summary of land use assumptions, building sizes, and subsequent trip generation estimates that reflect current plans for the site. As documented in this memorandum, the revised trip generation estimates for the daily, weekday p.m. and Saturday mid-day peak hours are less than the estimates prepared for the July 2012 TIA and therefore, no further analysis is required. Given the projected daily trips are less than the number assumed in the previously approved July 2012 TIA and that the type, location of access-ways, drives and parking areas are not negatively affecting off-site traffic (no changes to the site driveways to the public street network are proposed), we conclude that no further traffic analysis is required to support the proposed changes.

## Background

The trip generation estimates included in the July 2012 TIA reflected the anticipated development intensity of the site with a mixture of land uses. The estimates were based on information provided in the standard reference manual, *Trip Generation 8<sup>th</sup> Edition*, published by the Institute of Transportation Engineer (ITE) in 2009 and, in part, on the assumption that the anchor tenant would be best represented by ITE Land Use Code 820 – Shopping Center. While the anchor tenant was unknown at the time, the revised site plan identifies an anchor tenant that is consistent with ITE Land Use Code 813 – Free-Standing Discount Superstore<sup>1</sup>.

The revised site plan (attached) also includes a number of other refinements, such as a reduction in the overall building area for ITE Land Use 820 – Shopping Center (this includes both a reduction in the size of the anchor tenant as well as several of the adjacent pads), the removal of the Bank (ITE Land Use 912), and the addition of approximately 1,751 square-feet of building space for either an additional Fast-Food Restaurant (ITE Land Use 934) or a Coffee/Donut Shop (ITE Land Use 937). No changes to the site driveways to the public street network are proposed.

The following provides a comparison between the trip generation estimates included in the July 2012 TIA and trip generation estimates based on the revised site plan.

## Trip Generation

Table 1 summarizes the trip generation estimate included in the July 2012 TIA. All daily trips have been rounded to the nearest ten and all peak hour trips have been rounded to the nearest five trips. The trip generation estimate for ITE Land Use 820 – Shopping Center was calculated using the fitted curve equation rather than the average rate. This was done to provide a conservative estimate of trips associated with the retail components of the site. The estimates shown in Tables 2 and 3 reflect use of the average rate in recognition of the building size.

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<sup>1</sup> During the Langer Farms Phase 7 Site Plan review, Kittelson & Associates, Inc. provided a technical memorandum to the City of Sherwood that addressed additional Anchor Store trip generation scenarios for ITE 813, 815 and 820 at the request of the City on October 1, 2012. The City's traffic consultant, DKS Associates, responded on October 5, 2012 to Bob Galati at the City, that such variations in trip generations were acceptable and demonstrated compliance with the July 2012 TIA. The anchor is now known and has a grocery department; ITE 813 is most comparable.

**Table 1: July 2012 TIA Trip Generation Estimate**

Land Use	ITE Code	Size (Sq Ft)	Daily	Weekday PM Peak Hour		Saturday Mid-day Peak Hour			
				Total	In	Out	Total	In	Out
Shopping Center <i>Pass-By Trips (pm -34%, Sat -26%)</i>	820	180,800	9,980 <i>(3,390)</i>	945 <i>(320)</i>	465 <i>(160)</i>	480 <i>(160)</i>	1,260 <i>(330)</i>	655 <i>(165)</i>	605 <i>(165)</i>
Bank w/ drive-thru <i>Internalization (10%)</i> <i>Pass-By Trips (47%)</i>	912	3,500	520 <i>(50)</i> <i>(220)</i>	90 <i>(10)</i> <i>(40)</i>	45 <i>(5)</i> <i>(20)</i>	45 <i>(5)</i> <i>(20)</i>	90 <i>(10)</i> <i>(40)</i>	45 <i>(5)</i> <i>(20)</i>	45 <i>(5)</i> <i>(20)</i>
Quality Restaurant <i>Internalization (10%)</i> <i>Pass-By Trips (44%)</i>	931	10,000	900 <i>(90)</i> <i>(360)</i>	75 <i>(10)</i> <i>(30)</i>	50 <i>(5)</i> <i>(15)</i>	25 <i>(5)</i> <i>(15)</i>	110 <i>(10)</i> <i>(40)</i>	65 <i>(5)</i> <i>(20)</i>	45 <i>(5)</i> <i>(20)</i>
Fast-food Restaurant w/ Drive-thru <i>Internalization (10%)</i> <i>Pass-By Trips (50%)</i>	934	3,500	1,740 <i>(180)</i> <i>(780)</i>	120 <i>(10)</i> <i>(50)</i>	60 <i>(5)</i> <i>(25)</i>	60 <i>(5)</i> <i>(25)</i>	205 <i>(20)</i> <i>(90)</i>	105 <i>(10)</i> <i>(45)</i>	100 <i>(10)</i> <i>(45)</i>
<b>Total Trips</b>			<b>13,140</b>	<b>1,230</b>	<b>620</b>	<b>610</b>	<b>1,665</b>	<b>870</b>	<b>795</b>
<i>Less Internalization</i>			<i>(320)</i>	<i>(30)</i>	<i>(15)</i>	<i>(15)</i>	<i>(40)</i>	<i>(20)</i>	<i>(20)</i>
<i>Less Pass-by trips</i>			<i>(4,750)</i>	<i>(440)</i>	<i>(220)</i>	<i>(220)</i>	<i>(500)</i>	<i>(250)</i>	<i>(250)</i>
<b>New Trips</b>			<b>8,070</b>	<b>760</b>	<b>385</b>	<b>375</b>	<b>1,125</b>	<b>600</b>	<b>525</b>

The trip generation estimates shown in Tables 2 and 3 are based on information provided in the most recent version of the standard reference manual, *Trip Generation, 9<sup>th</sup> Edition*, published by ITE in 2012. All daily trips have been rounded to the nearest ten and all peak hour trips have been rounded to the nearest five trips.

**Table 2: Revised Trip Generation Estimate with Coffee/Donut Shop**

Land Use	ITE Code	Size (Sq Ft)	Daily	Weekday PM Peak Hour			Saturday Mid-day Peak Hour		
				Total	In	Out	Total	In	Out
Free-Standing Discount Superstore	813	145,000	7,360	630	310	320	820	410	410
<i>Internalization (10%)</i>			(740)	(65)	(30)	(35)	(80)	(40)	(40)
<i>Pass-By Trips (28%)</i>			(1,850)	(160)	(80)	(80)	(210)	(105)	(105)
Shopping Center	820	31,279	1,340	115	55	60	150	80	70
<i>Pass-By Trips (pm -34%, Sat -26%)</i>			(450)	(40)	(20)	(20)	(40)	(20)	(20)
Quality Restaurant	931	10,000	900	75	50	25	110	65	45
<i>Internalization (10%)</i>			(90)	(5)	(5)	(0)	(10)	(5)	(5)
<i>Pass-By Trips (44%)</i>			(360)	(30)	(15)	(15)	(40)	(20)	(20)
Fast-food Restaurant w/ Drive-thru	934	3,500	1,740	115	60	55	205	105	100
<i>Internalization (10%)</i>			(170)	(10)	(5)	(5)	(20)	(10)	(10)
<i>Pass-By Trips (50%)</i>			(780)	(50)	(25)	(25)	(90)	(45)	(45)
Coffee/Donut Shop w/ Drive-Thru	937	1,751	1,430	75	35	40	145	70	75
<i>Internalization (10%)</i>			(140)	(10)	(5)	(5)	(15)	(10)	(5)
<i>Pass-By Trips (50%)</i>			(650)	(30)	(15)	(15)	(70)	(35)	(35)
<b>Total Trips</b>			<b>12,770</b>	<b>1,010</b>	<b>510</b>	<b>500</b>	<b>1,430</b>	<b>730</b>	<b>700</b>
<i>Less Internalization</i>			<i>(1,140)</i>	<i>(90)</i>	<i>(45)</i>	<i>(45)</i>	<i>(125)</i>	<i>(65)</i>	<i>(60)</i>
<i>Less Pass-by trips</i>			<i>(4,090)</i>	<i>(310)</i>	<i>(155)</i>	<i>(155)</i>	<i>(450)</i>	<i>(225)</i>	<i>(225)</i>
<b>New Trips</b>			<b>7,540</b>	<b>610</b>	<b>310</b>	<b>300</b>	<b>855</b>	<b>440</b>	<b>415</b>

**Table 3: Revised Trip Generation Estimate with Additional Fast-Food Restaurant Space**

Land Use	ITE Code	Size (Sq Ft)	Daily	Weekday PM Peak Hour			Saturday Mid-day Peak Hour		
				Total	In	Out	Total	In	Out
Free-Standing Discount Superstore	813	145,000	7,360	630	310	320	820	410	410
<i>Internalization (10%)</i>			(740)	(65)	(30)	(35)	(80)	(40)	(40)
<i>Pass-By Trips (28%)</i>			(1,850)	(160)	(80)	(80)	(210)	(105)	(105)
Shopping Center	820	31,279	1,340	115	55	60	150	80	70
<i>Pass-By Trips (pm -34%, Sat -26%)</i>			(450)	(40)	(20)	(20)	(40)	(20)	(20)
Quality Restaurant	931	10,000	900	75	50	25	110	65	45
<i>Internalization (10%)</i>			(90)	(5)	(5)	(0)	(10)	(5)	(5)
<i>Pass-By Trips (44%)</i>			(360)	(30)	(15)	(15)	(40)	(20)	(20)
Fast-food Restaurant w/ Drive-thru	934	5,251	2,610	170	90	80	310	155	155
<i>Internalization (10%)</i>			(260)	(15)	(10)	(5)	(35)	(20)	(15)
<i>Pass-By Trips (50%)</i>			(1,170)	(75)	(40)	(35)	(140)	(70)	(70)
<b>Total Trips</b>			<b>12,210</b>	<b>990</b>	<b>505</b>	<b>485</b>	<b>1,390</b>	<b>710</b>	<b>680</b>
<i>Less Internalization</i>			<i>(1,090)</i>	<i>(85)</i>	<i>(45)</i>	<i>(40)</i>	<i>(125)</i>	<i>(65)</i>	<i>(60)</i>
<i>Less Pass-by trips</i>			<i>(3,830)</i>	<i>(305)</i>	<i>(155)</i>	<i>(150)</i>	<i>(430)</i>	<i>(215)</i>	<i>(215)</i>
<b>New Trips</b>			<b>7,290</b>	<b>600</b>	<b>305</b>	<b>295</b>	<b>835</b>	<b>430</b>	<b>405</b>

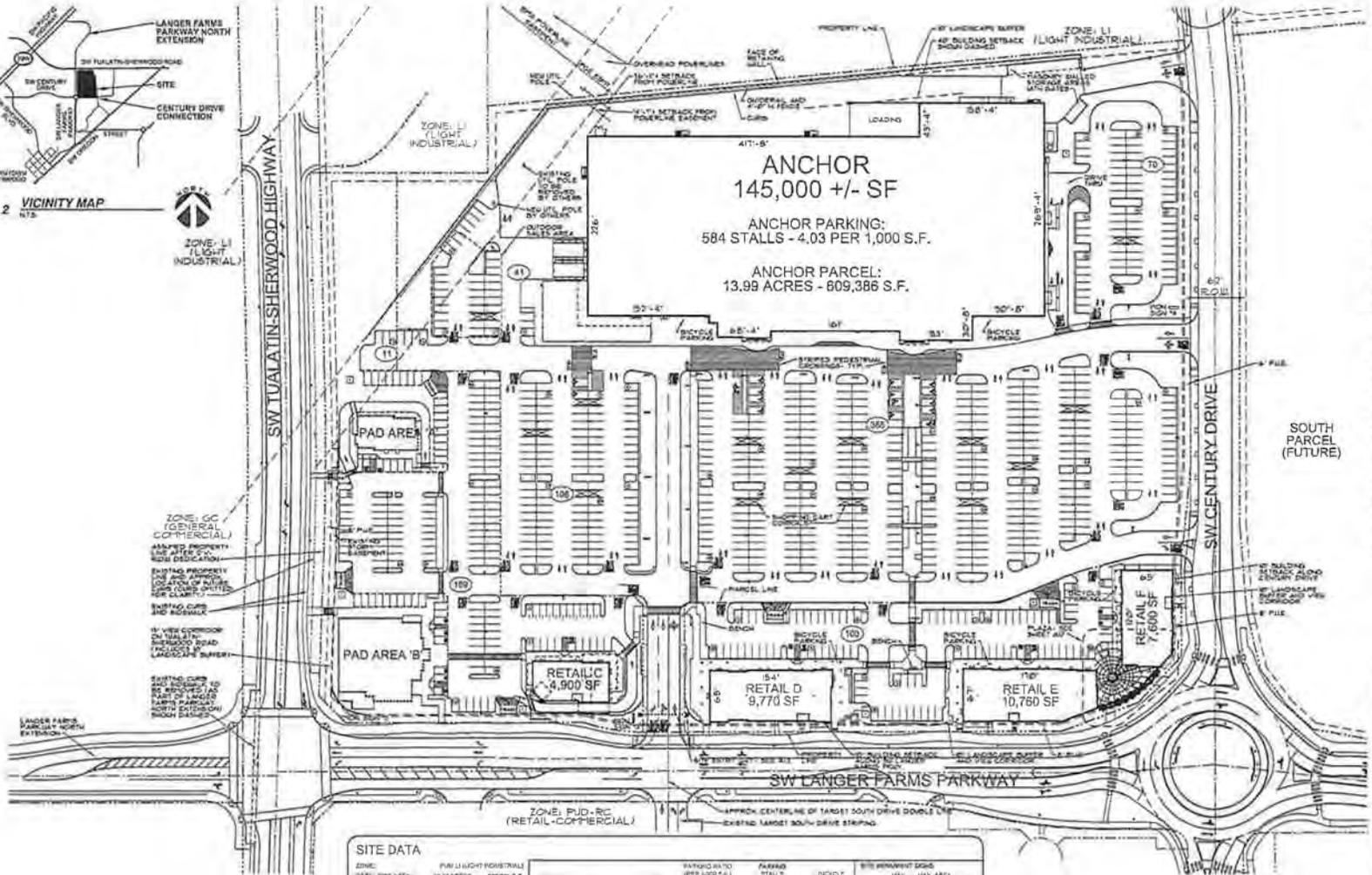
As shown in Tables 2 and 3, the revised trip generation estimates for the daily, weekday p.m. and Saturday mid-day peak hours are less than the estimates prepared for the July 2012 TIA.

Based on the information presented in this memorandum, the proposed Langer Farms development will not adversely affect the surrounding transportation system assuming provision of the recommended mitigation measures identified in the City of Sherwood September 18, 2012 staff report. No further analysis is required.

Please let us know if you have any questions.

Attachment: Proposed Site Plan





**SITE DATA**

ZONE:	PUD LI (LIGHT INDUSTRIAL)	PARKING RATIO (PER 1,000 S.F.):	ANCHOR	RETAIL C	RETAIL D	RETAIL E	RETAIL F	STREET	BIKE	STREET	STREET
AREA:	13.99 ACRES	4.03	145,000 S.F.	4,900 S.F.	9,770 S.F.	10,760 S.F.	7,600 S.F.	100' x 100'	100' x 100'	100' x 100'	100' x 100'
MAXIMUM PERMISSIBLE EXISTING:	145,000 S.F.	4.03	145,000 S.F.	4,900 S.F.	9,770 S.F.	10,760 S.F.	7,600 S.F.	100' x 100'	100' x 100'	100' x 100'	100' x 100'
TOTAL SITE AREA:	13.99 ACRES	4.03	145,000 S.F.	4,900 S.F.	9,770 S.F.	10,760 S.F.	7,600 S.F.	100' x 100'	100' x 100'	100' x 100'	100' x 100'
AREA:	13.99 ACRES	4.03	145,000 S.F.	4,900 S.F.	9,770 S.F.	10,760 S.F.	7,600 S.F.	100' x 100'	100' x 100'	100' x 100'	100' x 100'
TOTAL SITE AREA:	13.99 ACRES	4.03	145,000 S.F.	4,900 S.F.	9,770 S.F.	10,760 S.F.	7,600 S.F.	100' x 100'	100' x 100'	100' x 100'	100' x 100'

TOTAL BUILDING AREA: 178,030 S.F. PARKING TOTALS: 584 STALLS TOTAL: 114

BUILDING COVERAGE: 22.9% OVERALL PARKING: 4.03 PER 1,000 S.F.

PARKING ANCHOR: 584 STALLS 4.03 PER 1,000 S.F. (REQUIRES 1.2% REDUCTION FROM CODE)

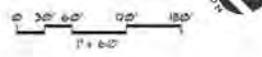
PARKING OTHER: 0 STALLS 0 PER 1,000 S.F. (REQUIRES 1.2% REDUCTION FROM CODE)

OVERSIDE PARKING: 0 STALLS 0 PER 1,000 S.F. (REQUIRES 1.2% REDUCTION FROM CODE)

PARKING TOTAL: 584 STALLS 4.03 PER 1,000 S.F. (REQUIRES 1.2% REDUCTION FROM CODE)

1  
1" = 60'

**ALTERNATE SITE PLAN #2  
WITH BPA EASEMENT  
NOT UTILIZED**



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PROJECT NO.  
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DATE: 05-18-11  
DRAWN BY: EGO  
CHECKED BY:

