

## **Matt Oyen**

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**From:** Chris French <Chris.French@cherriots.org>  
**Sent:** Wednesday, August 08, 2018 1:20 PM  
**To:** Matt Oyen  
**Cc:** Shari Reed  
**Subject:** Re: KGCP000 - Kuebler Gateway Proposed Shopping Center  
**Attachments:** SWorkroom\_C18080813060.pdf

Matt,

Attached are the locations that we would like to see stops placed. pleas let me know if you have any questions.

***Chris French***

Senior Planner

[chris.french@cherriots.org](mailto:chris.french@cherriots.org)

*Direct: 503-361-7540*

On Fri, Aug 3, 2018 at 3:00 PM Matt Oyen <[MattO@pactrust.com](mailto:MattO@pactrust.com)> wrote:

Chris,

Per our conversation please find attached a copy of the proposed site plan to help aid the discussion on potential bus stops.

Once you have an opportunity to review please contact me to discuss.

Have a great weekend,

**Matthew H. Oyen, P.E.**

Construction Manager

### **PacTrust**

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# SUMMARY TABLE

## Kuebler Gateway Shopping Center East - (PacTrust Property)

SITE	BUILDING	PARKING
Zone:	Commercial Retail	New Bldg Proposed Use: Shopping Center
Comp. Plan:	Commercial	New Bldg Auto Parking: 848
Site Area:	20.96 acres (20.55 acres after ROW dedication)	New Handicap Parking: 18
		New Compact Parking: 0 stalls
Exist Site Impervious Area:	0.00 acres	Total Parking Required: 699 stalls (1/250 SF)
Exist Site Pervious Area:	20.55 acres	Total Parking Provided: 866
Disturbed Site Area:	20.55 acres	Parking Lot Landscaping Required (8%): 31,248 SF
New Site Impervious Area:	709,700 (16.29 acres)	Parking Lot Landscaping Provided (8%): 43,670 (8.2%)
New Site Pervious/Landscape Area:	185,470 SF (4.26 acres) (20.25%, 182,700 sf required)	
Total Green Stormwater Area:	9,840 (1)	Bicycle Parking Required: 10 Bike stalls
		Bicycle Parking Provided: 10 Bike stalls

## Kuebler Gateway Shopping Center West - (M&T Partners Property)

SITE	BUILDING	PARKING
Zone:	Commercial Retail	New Bldg Proposed Use: Shopping Center
Comp. Plan:	Commercial	New Bldg Auto Parking: 147
Site Area:	3.40 acres	New Handicap Parking: 6
Exist Site Impervious Area:	0.081 acres	New Compact Parking: 6
Exist Site Pervious Area:	3.32 acres	Total Parking Required: 60 stalls (1/250 SF)
		Total Parking Provided: 147
Disturbed Site Area:	2.89 acres	Parking Lot Landscaping Required (8%): 5,345 SF
New Site Impervious Area:	2.89 acres	Parking Lot Landscaping Provided (8%): 5750 SF
New Site Pervious/Landscape Area:	0.43 acres	
Total Green Stormwater Area:	NA (2)	Bicycle Parking Required: 12 Bike stalls
		Bicycle Parking Provided: 12 Bike stalls

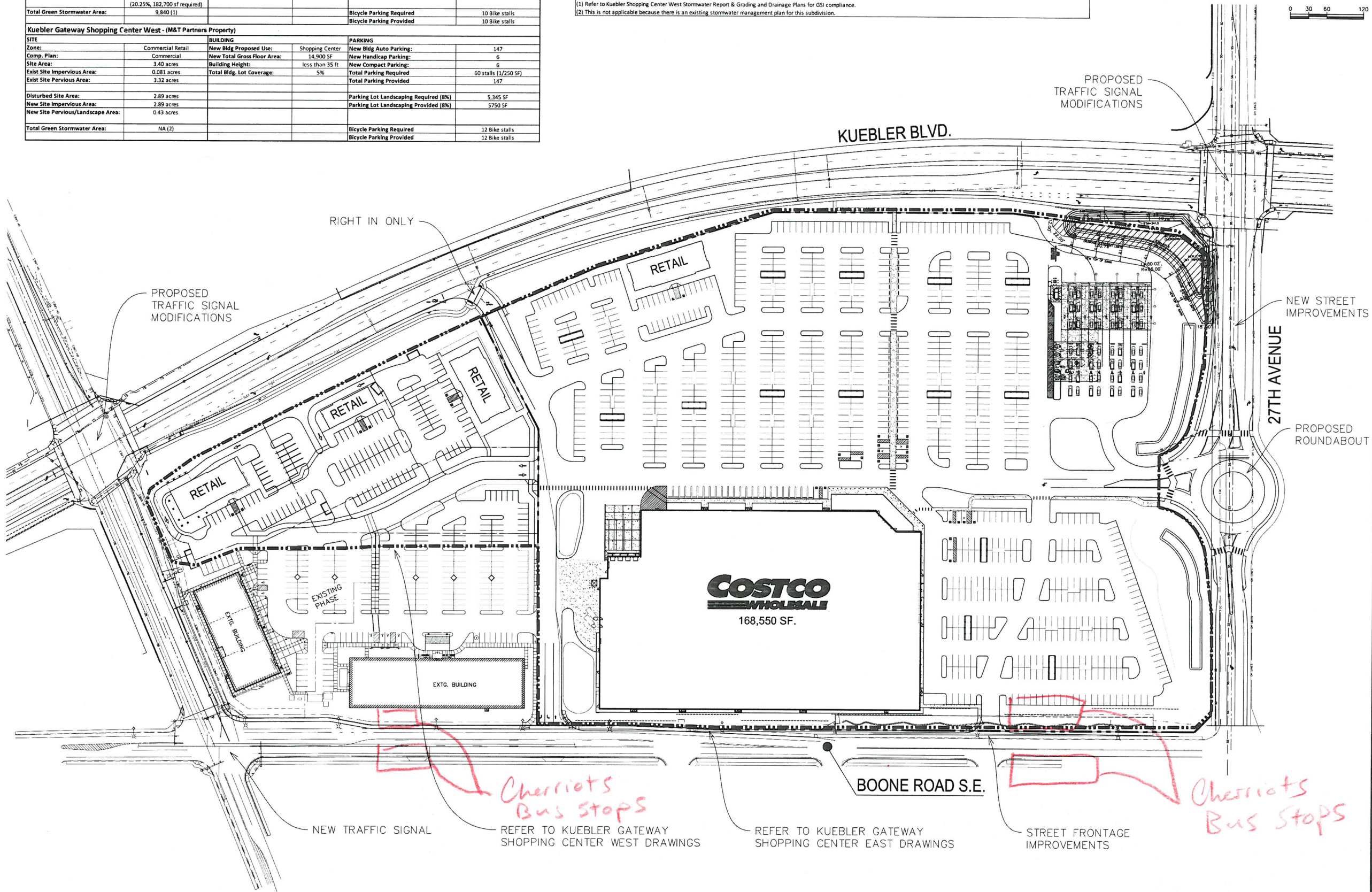
## Kuebler Gateway Shopping Center COMBINED

SITE	BUILDING	PARKING
Zone:	Commercial Retail	New Bldg Proposed Use: Shopping Center
Comp. Plan:	Commercial	New Total Gross Floor Area: 199,550 SF
Site Area:	24.36 acres	Building Height: 35'
Exist Site Impervious Area:	0.081 acres	Total Bldg. Lot Coverage: 17%
Exist Site Pervious Area:	24.28 acres	
Disturbed Site Area:	24.28 acres	
New Site Impervious Area:	19.18 acres	
New Site Pervious/Landscape Area:	4.69 acres (21.7%, 3.52 acre required)	
Total Green Stormwater Area:	9840 SF (1)(2)	
		New Bldg Auto Parking: 995
		New Handicap Parking: 24
		New Compact Parking: 6
		Total Parking Required: 759 stalls (1/250 SF)
		Total Parking Provided: 1013
		Maximum Parking Allowed: 1328
		Parking Lot Landscaping Required (8%): 36,593 SF
		Parking Lot Landscaping Provided: 48,420 SF
		Bicycle Parking Required: 22 Bike stalls
		Bicycle Parking Provided: 22 Bike stalls

Notes  
(1) Refer to Kuebler Shopping Center West Stormwater Report & Grading and Drainage Plans for GSI compliance.  
(2) This is not applicable because there is an existing stormwater management plan for this subdivision.



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REVIEW REVIEW

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M & T PARTNERS  
KUEBLER GATEWAY SHOPPING CENTER

DRAWING  
C2.0  
JOB NUMBER  
2672.8001.0