



City of Tualatin

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July 6, 2016

Mark Person
Mackenzie
1515 SE Water Ave #100
Portland, OR 97214

RE: FINAL DECISION FOR AR16-0001KOCH CORPORATE CENTER, BUILDINGS
10, 11, 12, 20600 SW 115TH AVE (TAX LOT 2S127AC00700)

Dear Mr. Person,

The 14-day period for requesting a review of the Architectural Review Decision for Tualatin West Center expired at 5:00 pm, July 5, 2016. As no requests for review were filed, the Architectural Review Decision dated June 21, 2016 becomes a final decision.

AR16-0001 is approved with the following Architectural Review conditions:

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- AR-1 Prior to obtaining building permits on the subject site, the applicant shall submit 3 revised paper plan sets—24 x 36, a paper narrative, and electronically in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in 2 weeks.
- AR-2 The Applicant shall revise plans to illustrate where required bicycle parking facilities will be located. Bicycle parking facilities—both interior and exterior—shall be identified with appropriate signage; at a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities. TDC 73.370(2)(a)
- AR-3 The Applicant shall include vision clearance diagrams on the appropriate sheets for both vehicular access driveways along the private drive to illustrate that the proposed landscaping would not obstruct vision clearance areas. TDC 73.400(16)(a); TDC 73.400(16)(c)
- AR-4 The Applicant shall submit final plans that include a row of windows on each of the on-grade loading doors for each proposed building as illustrated on sheets

A3.1 through A3.2 to enable surveillance of the loading areas on the project site.
TDC 73.160(3)(a)

AR-5 The Applicant shall submit a revised landscape plan that indicates an automatic underground or drip irrigation system in the landscaped areas and install this system according to the revised plan. TDC 73.280

AR-6 The Applicant shall revise the appropriate landscape plans to illustrate the proposed transformers and the modified landscaping to achieve the required screening. TDC 73.160(4)(a)

AR-7 The Applicant shall revise site plans to illustrate parking space elements (e.g., restrictive curb heights, parking bumpers, wheel stops, etc.) that will be included to ensure vehicle overhang will not result in pedestrian walkway widths of less than 5 feet per ADA standards. TDC 73.150(2)

AR-8 The Applicant shall revise the site plans to include an ADA-accessible walkway connecting to the future Ice Age Tonquin Trail at an appropriate on-site location, providing access per ADA standards from the future trail to SW 115th Avenue. TDC 73.160(1)(b)(v); 73.160(1)(d)

AR-9 The Applicant shall submit a revised landscape plan that includes a minimum 62 deciduous shade trees (Norwegian Sunset Maple and Northern Red Oak). TDC 73.360(3)

AR-10 The Applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the Engineering Division.

PRIOR TO ISSUANCE OF GRADING PERMITS:

AR-11 The Applicant shall revise the grading plan (sheet C2.2) to graphically illustrate and note that the trees in the far eastern portion of the project site will be preserved and protected during the construction process. TDC 73.250(2)

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

AR-12 The Applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.

Please note the following code requirements apply to the site in an on-going manner:

- The applicant must submit sign permit applications separately from this AR for any proposed signage.
- Accessways shall be constructed, owned and maintained by the property owner. TDC 73.160(1)(g)
- All building exterior improvements approved through the Architectural Review Process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2)

- All landscaping approved through architectural review (AR) must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1)
- Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- The site development and uses must comply with the noise limits of TDC 63.051(1).
- Greenways and Natural Areas in which an access easement is owned by the City, but retained in private ownership, shall be maintained by the property owner in their natural state and may only be modified if a landscape and maintenance plan complies with the approved Plant List in the Parks and Recreation Master Plan, and has been approved through the Architectural Review process or by the Parks and Recreation Director when Architectural Review is not required. TDC 72.060(4)

The following are the Public Facilities requirements for AR16-0001, Koch Corporate Center Buildings 10, 11, 12:

PRIOR TO ISSUANCE OF A PUBLIC WORKS OR WATER QUALITY PERMIT

- PFR-1 Update the existing NPDES Erosion Control Permit in accordance with code section TMC 3-5-060.
- PFR-2 Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-3 Submit final stormwater and water quality plans
- PFR-4 Submit PDFs of final site and permit plans.
- PFR-5 Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions and obtain an Amended Service Provider Letter as determined by Clean Water Services for any revisions to the proposed plans.
- PFR-6 Submit final site plans showing the NRPA-OSNA boundary per TDC 72.040 (3)(c).

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- PFR-7 Submit final sanitary sewer plans that show location of the lines, grade, materials, and other details.

PFR-8 Submit final water system plans that show location of the water lines, grade, materials, and other details.

PFR-9 Submit plans that meet the requirements of TVF&R.

PRIOR TO A CERTIFICATE OF OCCUPANCY:

PFR-10 Record an easement of the NRPA-OSNA to the City.

PFR-11 The applicant shall complete all private improvements.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CHB III', with a horizontal line extending to the right.

Charles H. Benson III
Associate Planner

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Jeff Fuchs, PE, City Engineer
Tony Doran, EIT, Engineering Associate
File: AR16-0001