



City of Tualatin

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May 13, 2015

ARCHITECTURAL REVIEW FINDINGS AND DECISION

**** APPROVAL WITH CONDITIONS ****

Case #:	AR-15-04
Project:	Trail Blazers Facility Addition
Location:	7325 SW Childs Rd (Tax Lot 2S1 24AB 00200)
Applicant:	Joshua Peterson, GBD Architects Inc. (503-224-9656; Project No. 20086635); Chris Oxley, Portland Trail Blazers

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<p><i>Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503-691-3026 and allow as much lead time as possible.</i></p>

O. Signs:.....20
P. Time Limit on Approval:20
IV. APPEAL21

I. INTRODUCTION

The proposal is by established occupant, the [Portland Trail Blazers](#), a National Basketball Association (NBA) team, for an addition of 1,085 square feet (sq ft) to its existing practice facility of 38,618 sq ft for activities ancillary to organized team athletic practice and raising the net total to 39,703 sq ft. The addition is limited to southwest side yard, and the proposal includes installation of a metal canopy over the front entrance. Original site development dates from 1998.

The neighborhood/developer meeting was on February 17, 2015, and the one attendee besides the applicant and City staff – Jason Schlager, the general manager of ClubSport that was the meeting venue – raised no concerns or objections. Staff received no letters of comment from property owners within 1,000 ft of the subject property, including pursuant to Tualatin Development Code (TDC) 31.064(1) within any residential subdivisions platted through the City, during the comment period that ended April 23, 2015.

II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented, AR-15-04 is approved, subject to the following Architectural Review conditions:

- AR-1 To meet the requirement of 73.290(1), where natural vegetation has been removed or damaged through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, such areas shall be replanted.
- AR-2 To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall 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 approval, as a condition of approval.
- AR-3 To meet the requirement of 73.100(1), all landscaping approved through architectural review (AR) shall 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 through AR.
- AR-4 The applicant shall separately from this AR submit sign permit applications for any changed or new signage.

III. FINDINGS

Reviewing this application in terms of the Tualatin Development Code ([TDC](#)) and other ordinances, the following findings are relevant. All references are to sections in the TDC unless otherwise noted.

A. Previous Land Use Actions:

- AR-97-41 approved the original site development.
- AR-13-03 approved additions.

B. Other Permit Actions:

None.

C. Planning Districts and Adjacent Land Uses:

The subject property is located in the [Office Commercial \(CO\) Planning District](#) where an organized team athletic practice facility is a permitted use pursuant to TDC [50.020](#)(10). Adjacent planning districts and land uses are:

- | | | |
|----|----|---|
| N: | ML | Multi-tenant industrial building: Northwest Sheet Metal and Noble Motors, Inc. |
| | CG | Providence Bridgeport medical facility |
| E: | CG | Providence Bridgeport medical facility |
| | ML | I-5 right-of-way (ROW) |
| S: | ML | I-5 ROW; railroad line |
| | CG | Multi-tenant commercial building: Oregon Outpatient Surgery Center and Sports Medicine Oregon |
| W: | CG | SW Childs Road ROW; multi-tenant commercial building: Oregon Outpatient Surgery Center and Sports Medicine Oregon |
| | ML | Multi-tenant industrial building: Northwest Sheet Metal and Noble Motors, Inc. |

D. Lot Sizes:

50.050

- (1) The minimum lot area shall be 10,000 square feet.
- (2) The minimum average lot width shall be 80 feet.
- (3) The minimum lot width at the street shall be 40 feet.
- (4) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(8) to (12).
- (5) The minimum lot width at the street shall be 40 feet on a cul-de-sac street.

31.060 “Definitions:”

“Lot Line, Rear.” A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or other-shaped lot, a line ten feet in length within the lot, parallel to and at a maximum distance from the front lot line. On a corner lot, the shortest lot line abutting adjacent property that is not a street shall be considered a rear lot line.

“Lot Width.” The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line, at the center of the lot, or, in the case of a corner lot, the horizontal distance between the front lot line and a side lot line.

“Lot Width, Average.” The sum of the length of the front lot line and the rear lot line divided by 2.

Based on the above definitions, the southwest lot line is front, and the northeast is rear, leaving southeast and northwest as side lot lines.

The subject property is Tax Lot 2S1 24AB 00200 (Lot 200), which is approximately 2.27 acres per Washington County Tax Map 2S1 24AB or 2.31 acres per the City Geographic Information System (GIS) or approximately 98,881 or 100,624 square feet (s.f.) respectively.

The northwesterly portion of the front or southwest lot line abuts a street, SW Childs Road, and is about 100.0 feet (ft) wide, exceeding the minimum requirements for both lot width and lot width along a public street.

The average lot width is about 161 ft, exceeding the minimum required average lot width.

E. Setback Requirements:

50.060

(1) Front yard. Except for townhouses whose set backs shall conform to the setback standards in the RH District, the minimum front yard setback shall be 20 feet, except where a fish and wildlife habitat area on the subject property is placed in a Tract and dedicated to the City at the City’s option, dedicated in a manner approved by the City to a nonprofit conservation organization or is retained in private ownership by the developer, the decision authority may allow a reduction of up to 35% of the required front yard setback, as determined in the Architectural Review process, if as a result the buildings are farther away from fish and wildlife habitat areas.

(2) Side yard. Except for townhouses whose setbacks and separation between buildings shall conform to the setback and separation standards in the RH District, and except for structures greater than 35 feet in height which shall have a setback of 30 feet when the subject side yard abuts a lot in the RL District and a setback of 20 to 30 feet as determined through the Architectural Review process when the subject side yard abuts a lot in a multifamily district, the side yard setback shall be zero to 15 feet, as determined through the Architectural Review process.

(3) Rear yard. Except for townhouses whose setbacks and separation between buildings shall conform to the setback and separation standards in the RH District, and except for structures greater than 35 feet in height which shall have a setback of 30 feet when the subject rear yard abuts a lot in the RL District and a setback of 20 to 30 feet as determined through the Architectural Review process when the subject side yard abuts a lot in a multifamily district, the rear yard setback shall be zero to 15 feet, as determined through the Architectural Review process.

(4) Corner lot yards. Except for town-houses whose setbacks shall conform to the setback standards in the RH District, zero to 20 feet along each street frontage for a

sufficient distance to provide adequate sight distance for vehicular and pedestrian traffic at an intersection, as determined through the Architectural Review process.

The proposed addition decreases the southwest side setback of the existing building. The existing setback is 24.0 ft. The addition decreases it to 16.0 ft, continuing to meet the requirement.

50.060(5) Except for townhouses whose set-backs shall conform to the setback standards in the RH District, off-street parking and vehicular circulation areas shall be set back a minimum of 5 feet from any public right-of-way or property line, except as approved through the Architectural Review process.

Because the applicant proposes no change to any off-street parking and vehicular circulation areas such that any would be within 5 ft of a public ROW, and the site plans propose no additional parking within 5 ft of a public ROW, the requirement is not applicable.

50.060(6) Except for townhouses which may construct a fence on the property line, no fence shall be constructed within 5 feet of a public right-of-way.

Because the applicant proposes no change to any existing fence within 5 ft of a public ROW, and the site plans propose no such additional fencing, the requirement is not applicable.

F. Structure Height:

50.070(1) Except for flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag which shall not exceed 100 feet in height above grade, and except as provided by subsection (2) of this section, the maximum height of any structure in this district is 45 feet.

The referenced exceptions are not applicable. Based on the elevations (Sheet A201), the addition is 14 ft. (The tallest volume of the entire building is outside the site development area and is approximately 44½ ft above grade.) The requirement is met.

G. Site Planning:

73.050(1)(a) The proposed site development, including the site plan, architecture, landscaping and graphic design, conforms to the standards of this and other applicable City ordinances, insofar as the location, height, appearance, etc. of the proposed development are involved.

This project has been reviewed based on TDC standards and other applicable general ordinances of the City of Tualatin. The proposed location, height, appearance, etc. of the development complies with the TDC and other applicable general ordinances as identified in this report, and with applicable conditions of approval will be in compliance.

73.160 The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.

73.160(1) Pedestrian and Bicycle Circulation. (a) For commercial, public and semi-public uses:

- (i) a walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (iii) walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;**
- (iv) accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;**
- (v) fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.**
- (vi) bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.**
- (vii) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.**

31.060

Outdoor Recreational Access Route. A pedestrian path that provides access to a recreation trail. These trails are on City-owned property, exclusive rights-of-way or easements, but are not necessarily located in a designated greenway. They are typically 1/4 mile or less in length.

Walkway. A pedestrian facility which provides a paved surface for pedestrian circulation within a development. A walkway may be shared with bicycles and may cross vehicle areas.

The proposal is an addition to the southwest side of a building with an existing walkway system. The applicant proposes slight reconfiguration of a side emergency egress walkway, no changes to the existing walkway connecting the public ROW, main entrance, and parking lot, and no new walkways. The existing walkway meets the requirement. For these reasons, the requirement is not applicable.

73.160(1)(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

Because the applicant proposes no changes to walkways connecting the public ROW, parking lot, and main entrance, and no new walkways, the requirement is not applicable.

73.160(1)

(d) Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.

(e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's review and approval.

(f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.

(g) Accessways shall be constructed, owned and maintained by the property owner.

31.060

Accessway. A non-vehicular, paved pathway designed for pedestrian and bicycle use and providing convenient linkages between a development and adjacent residential and commercial properties and areas intended for public use such as schools, parks, and adjacent collector and arterial streets where transit stops or bike lanes are provided or designated. An accessway is not a sidewalk.

Because adjacent properties are not areas intended for public use such as schools, parks, and the adjacent segment of SW Childs Road is neither a collector nor arterial street where transit stops or bike lanes are provided or designated, the requirements are not applicable.

73.160(2) Drive-up Uses.

Because the proposal involves no existing, changed, or new drive-up uses, the requirements are not applicable.

73.160(3)

(a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.

(b) In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.

(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way.

(d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.

(e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.

The proposal is an addition to the rear and southwest side of a building with an existing walkway system. The applicant proposes slight reconfiguration of side and rear emergency egress walkways, no changes to walkways connecting the public ROW, parking lot, and main entrance, and no new walkways. For these reasons, the requirement is not applicable.

73.160(4)(a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.

Because the proposed site and roof plan (Sheet A001) illustrates and notes no new at-grade or rooftop mechanical equipment, the requirement is not applicable.

73.160(4)(b) Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227, shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.

Because the proposal involves no existing, changed, or new outdoor storage, excluding mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

H. Structure Design:

73.050(1)

(b) The proposed design of the development is compatible with the design of other developments in the same general vicinity.

(c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the same vicinity.

The cover sheet perspective drawing and the proposed elevations (Sheet A201) illustrate that the addition will continue the existing modernist architecture approved via AR-97-41 and continue to meet the requirement.

73.100(2) All building exterior improvements approved through the Architectural Review Process shall 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 approval.

To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall 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 approval, as a condition of approval.

73.220(1)

(a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.

(b) Provide an identification system, which clearly identifies and locates buildings and their entries.

(c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.

Staff examined these requirements as part of 73.160(3).

I. Mixed Solid Waste and Source Separated Recyclables Storage Areas:

73.227(2)(a)(i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.

For the purpose of mixed solid waste and source separated recyclables storage area, the existing building and the proposed addition share the predominant use of “other.”

73.227(2)(a)(ii) Storage areas for multiple uses on a single site may be combined and shared.

Because there is one on-site use, the option is not applicable.

73.227(2)(a)(v) Commercial, industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus: office - 4 square feet/1000 square feet gross leasable area (GLA); Retail - 10 square feet/1000 square feet GLA; Wholesale/Warehouse/Manufacturing - 6 square feet/1000 square feet GLA; Educational and institutional - 4 square feet/1000 square feet GLA; and other - 4 square feet/1000 square feet GLA.

The proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage areas. The applicable rate is “other”, and the building addition of 1,085 sq ft would require $(1,085 / 1,000) * 4 = 4.3$ sq ft. Though the applicant proposes no additional storage area, because this size of additional area would be negligible, and the application materials include a waste hauler letter indicating that the addition will not affect the capabilities of the waste hauler to service the site, the requirement is met.

73.227(6)(a)

(iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.

(v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.

(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process.

(vii) Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site. Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

73.227(6)(b)

(iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or

entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.

(iv) Exterior storage areas shall have either a concrete or asphalt floor surface.

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

73.227(6)(c)

(i) Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.

(ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.

(iii) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow vehicles to safely exit the site in a forward motion.

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

J. Landscaping:

73.100(1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

The development will have landscaping to maintain. To meet the requirement of 73.100(1), all landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered through the AR process.

73.240(3) The minimum area requirement for landscaping for uses in CO, CR, CG, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted on the subject property for a greenway or natural area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

Because the site development area within Lot 200 is not within the Core Area Parking District, and the applicant proposes no dedication for a greenway or natural area and none is required, the minimum area requirement for landscaping is 15%. The proposed site plan (Sheet A001)

in the Site/Property Data section notes changed landscaping resulting in a net total of 34,663 sq ft, equivalent to approximately 29.3% of Lot 200, meeting the requirement.

73.240(8) Developments not in a Low Density Residential (RL) or Manufacturing Park (MP) Planning district but which abut an RL or MP Planning District shall provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses in the district and the adjacent Low Density Residential (RL) or Manufacturing Park (MP) Planning District as approved through the Architectural Review process.

Because Lot 200 does not abut an RL or MP Planning District, the requirement is not applicable.

73.240(9) Yards adjacent to public streets, except as described in 73.240(7), shall be planted to lawn or live groundcover and trees and shrubs and shall be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.

Because the applicant proposes no changed or new landscaping in yards adjacent to public streets, the requirement is not applicable.

73.240(10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.

The site plan (Sheet A001) and existing landscape plan (L001) together show removal of some southwest side yard shrubbery to make way for the building addition. Because the side yard remains planted with trees and groundcover, the requirement is met.

73.240(11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with unvegetated areas of bark chips, rock or stone.

Because the applicant proposes the removal of some landscaping for the building addition and no changed or new landscaping is needed to meet other requirements, this requirement is not applicable.

73.260(1)(a) Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1½") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be accepted to plant during their dormant season. Trees shall be characteristically shaped specimens.

Because the applicant proposes no new deciduous shade and ornamental trees and none are required, the requirement is not applicable.

73.260(1)(b) Coniferous trees shall be a minimum five feet (5') in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.

Because the applicant proposes no new coniferous trees and none are required, the requirement is not applicable.

73.260(1)(c) Shrubs. Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.

Because the applicant proposes no new shrubbery, the requirement is not applicable.

73.260(1)(d) Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (Hedera helix) is considered a high maintenance material, which is detrimental to other landscape materials and buildings and is therefore prohibited.

Because the applicant proposes the removal of some groundcover for the building addition and no changed or new groundcover is needed to meet other requirements, the requirement is not applicable.

73.280 Landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

Because the applicant proposes no changes to the existing irrigation system, the requirement is not applicable.

73.290(1) Where natural vegetation has been removed or damaged through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, such areas shall be replanted.

Because staff cannot determine compliance until after AR approval and construction, staff is imposing a condition.

Condition

To meet the requirement of 73.290(1), where natural vegetation has been removed or damaged through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, such areas shall be replanted.

73.310(1) A minimum 5-foot-wide landscaped area must be located along all building perimeters, which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.

Because the proposal is limited to the southwest side building perimeter that is not viewable by the general public from parking lots or public right-of-way, the requirement is not applicable.

73.310(2) Areas exclusively for pedestrian use that are developed with pavers, bricks, etc., and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies, etc., may be included as part of the site landscape area requirement.

The applicant has chosen not to exercise this option.

73.310(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.

Because the applicant proposes no changed or new areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural, the requirement is not applicable.

73.340(1) A clear zone shall be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level, except for parking structures and underground parking, where this provision shall not apply.

Because the applicant proposes no changed or new drive aisles or driveway entrances, the requirement is not applicable.

73.340(2) Perimeter site landscaping of at least 5 feet in width shall be provided in all off-street parking and vehicular circulation areas (including loading areas).

(a) The landscape area shall contain:

- (i) Deciduous trees an average of not more than 30 feet on center. The trees shall meet the requirements of 73.360(7).**
- (ii) Plantings which reach a mature height of 30 inches in 3 years which provide screening of vehicular headlights year round.**
- (iii) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years.**

Because the applicant proposes no changed or new parking area perimeter landscaping, the requirement is not applicable.

73.360

(1) A minimum of 25 square feet per parking stall shall be improved with landscape island areas which are protected from vehicles by curbs. These landscape areas shall be dispersed throughout the parking area [see 73.380(3)].

(2) All landscaped island areas with trees shall be a minimum of 5 feet in width (60 inches from inside of curb to curb) and protected with curbing from surface runoff and damage by vehicles. Landscaped areas shall contain groundcover or shrubs and deciduous shade trees.

(3) Provide a minimum of one deciduous shade tree for every four (4) parking spaces to lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot. The trees shall meet the requirements of 73.360(7).

(4) Landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking.

Because the applicant proposes no changed or new parking area perimeter landscaping, the requirement is not applicable.

73.360(6)(a) Except as in (b) below, site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or

more parking spaces and extend 30 feet back from the property line for industrial development.

Because the applicant proposes no changed or new site access landscaping, the requirement is not applicable.

73.360(7) Deciduous shade trees shall meet the following criteria:

- (a) Reach a mature height of 30 feet or more**
- (b) Cast moderate to dense shade in summer**
- (c) Long lived, i.e., over 60 years**
- (d) Do well in an urban environment**
 - (i) Pollution tolerant**
 - (ii) Tolerant of direct and reflected heat**
- (e) Require little maintenance**
 - (i) Mechanically strong**
 - (ii) Insect and disease resistant**
 - (iii) Require little pruning**
- (f) Be resistant to drought conditions**
- (g) Be barren of fruit production.**

Because the applicant proposes no new trees, the requirements are not applicable.

74.765 All trees, plants or shrubs planted in the right-of-way of the City shall conform in species and location and in accordance with the street tree plan in Schedule A.

Because the applicant proposes no changed or new landscaping, the requirement is not applicable.

K. Tree Preservation:

73.050(4) As part of Architectural Review, the property owner may apply for approval to cut trees in addition to those allowed in TDC 34.200. The granting or denial of a tree-cutting permit shall be based on the criteria in TDC 34.230.

34.230 The Community Development Director shall consider the following criteria when approving, approving with conditions, or denying a request to cut trees.

The Community Development Director may approve a request to cut a tree when the applicant can satisfactorily demonstrate that any of the following criteria are met:

- (a) The tree is diseased, and**
 - (i) The disease threatens the structural integrity of the tree; or**
 - (ii) The disease permanently and severely diminishes the aesthetic value of the tree; or**
 - (iii) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or aesthetic value.**
- (b) The tree represents a hazard, which may include but not be limited to:**
 - (i) The tree is in danger of falling;**
 - (ii) Substantial portions of the tree are in danger of falling.**

- (c) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.**

Because the applicant proposes no tree removal, the requirement is not applicable.

73.250

(1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.

(2) During the construction process:

(a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.

(b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.

(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.

(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.

(f) Tree root ends shall not remain exposed.

(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials.

The site plan (Sheet A001) notes that existing trees are to be retained through such protections, meeting the requirement.

L. Grading:

73.270(1) After completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

Because the applicant proposes no site re-grading, the requirement is not applicable.

73.270(4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.

The proposal is an addition to the southwest side of a building with impervious surface drainage. The applicant proposes slight reconfiguration of a side emergency egress walkway and no site re-grading. The site plan (Sheet A001) illustrates and notes a new water quality

facility (WQF) to be used to treat stormwater from all new impervious surface area. For these reasons, the requirement is met.

M. Bicycle Parking, Off-Street Parking and Loading:

73.370(1)(b) At the time of enlargement of an existing multi-family residential, commercial, institutional or industrial structure or use, TDC 73.370 shall apply to the existing and enlarged structure or use.

Bicycle Parking:

73.370(2)(a) Commercial Amusements (iv) Racquet court, health club. Required bicycle parking is 2.0 spaces per 1,000 sq. ft. of exercise area of which 50% shall be covered.

73.370(2)(a) Commercial (vi) General office. Required bicycle parking is 2, or 0.50 spaces per 1,000 sq. ft., whichever is greater, of which 40% shall be covered.

There is no bicycle parking rate specific to an organized team athletic practice facility. The applicant proposes no changed or additional off-street bicycle parking. The applicant's "Unchanged Occupancy Narrative" includes the statement that:

All of the work being done under this renovation/addition project is being done to better the use of the existing practice facility building. The Blazers are not expanding the number of people who will occupy this building. The building will remain occupied by only Blazers players, coaches and staff members.

As found in AR-97-41:

73.370(2)(a) Commercial General Office requires 3.5 parking spaces per 1000 square feet and Health Clubs require 2 spaces per court and 1 space per 100 sq. ft. of exercise facility.

73.370(1)(a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, offstreet parking spaces, off-street van pool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and offstreet loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section.

73.370(1)(g) Parking and loading requirements for structures not specifically listed herein shall be determined by the Planning Director based upon requirements of comparable uses listed.

The use of this building is a professional basketball team practice facility with a practice gymnasium, locker and training rooms, and offices for team coaching and support staff. There are two parking areas, a staff parking area at the office entrance and a players parking area adjacent to the players entrance. There is no parking standard in the TDC for athletic team indoor practice facility. The parking needs for the proposed use of the facility are quite different from a sports court and health club use that is open to the membership public [73.370(2)(a)] (2 courts plus 7,460 athletic area = 79 spaces). The general office parking standard is 3.5 spaces

per 1000 s.f. (10,770 s.f. of office area = 37 parking spaces), which accounts for office staff and customer parking needs.

The applicants have provided information indicating the primary user group is 12 basketball team members with approximately 25 support staff. Neither the players nor the support staff typically occupy the building at one time. The applicants indicate (except for occasional special events) no more than 35 people will be using the facility at anyone time, including players, visiting players, coaches, and support staff. The number of non-team visitors is expected to be very restricted (Occasional activities with a greater number of visitors will be held. See below.). The applicants state 41 parking spaces are adequate for the facility and requests the required off-street parking be 41 spaces. Staff agrees with this assessment and determines that 41 spaces are adequate for the proposed facility. The requirements of 73.370(1)(a, g) are met.

The applicants have indicated there may be occasional activities where additional guests such as media or the families of players and staff will visit the facility. The applicants have indicated the Trailblazers have an agreement with the landowner to use a portion of the adjacent Sports Nation parking as occasional overflow parking. Sports Nation has excess parking and can share available parking in this manner.

The applicants propose providing 8 covered bicycle parking spaces, which is one space for every 4.4 users (approx. .25 spaces per 100 s.f. of GFA). Separate from the gymnasium and athletic area, the facility has 10,490 s. f. of public, office and support area. The bicycle parking requirement for a general office use is 2 or .5 spaces per 1000 s.f. [73.370(2)(a)Commercial (vi) General Office], which would require 6 parking spaces. Staff agrees 8 bicycle parking spaces is adequate for this facility and 73.370(1)(g) is met.

For the above reasons, the site development met the bicycle parking requirement, and for this AR the requirement is not applicable.

73.370(1)

- (n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist's lock securing the frame and both wheels.**
- (o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.**
- (p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**
- (q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**
- (r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.**
- (s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.**
- (u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the *Manual on Uniform Traffic Control Devices (MUTCD)* (latest edition). At a**

minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.

Because the applicant proposes no changed or additional bicycle parking spaces and the City requires none, the requirement is not applicable.

Off-Street Vehicle Parking:

73.370(2)(a) Commercial Amusements (iv) Racquet court, health club requires 1.00 space per 1,000 sq. ft. gross floor area.

73.370(2)(a) Commercial (vi) General office requires 2.70 spaces per 1,000 sq. ft. of gross floor area.

There is no parking rate specific to an organized team athletic practice facility. The applicant proposes no changed or additional off-street parking. The applicant’s “Unchanged Occupancy Narrative” includes the statement that:

All of the work being done under this renovation/addition project is being done to better the use of the existing practice facility building. The Blazers are not expanding the number of people who will occupy this building. The building will remain occupied by only Blazers players, coaches and staff members.

For the reasons found in AR-97-41 as examined above for the bicycle parking requirement and because the site development met the parking requirement, for this AR the requirement is not applicable.

73.370(3) The minimum number of off-street Vanpool and Carpool parking for commercial, institutional, and industrial uses is as follows:

<u>Number of Required Parking Spaces</u>	<u>Number of Vanpool or Carpool Spaces</u>
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

Because the applicant proposes no changed or additional parking spaces and none are required, the requirement is not applicable.

73.370(1)(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

Because the requirement of 73.370(3) is not applicable, the requirement is not applicable.

73.380

(1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section.

(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by Section 73.370(2).

(3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation.

- (4) Areas used for standing or maneuvering of vehicles shall have paved asphalt or concrete surfaces maintained adequately for all-weather use and so drained as to avoid the flow of water across sidewalks.**
- (6) Artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.**
- (8) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.**
- (9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.**
- (11) On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.**

Because the applicant proposes no changed or additional parking spaces and none are required, the requirement is not applicable.

73.390

(1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:

<u>Square Feet of Floor Area</u>	<u>Number of Berths</u>
Less than 5,000	0
5,000 - 25,000	1
25,000-60,000	2
60,000 and over	3

The applicant proposes no changed or additional off-street load berths. The applicant's "Unchanged Occupancy Narrative" includes the statement that:

All of the work being done under this renovation/addition project is being done to better the use of the existing practice facility building. The Blazers are not expanding the number of people who will occupy this building. The building will remain occupied by only Blazers players, coaches and staff members.

As found in AR-97-41:

The Gross Floor area of the building is 33,200 s.f. which requires 2 loading berths. The applicants have requested 1 loading berth be allowed and submitted information regarding the use of the building supporting the use of 1 loading berth. The applicant describes the practice function of the facility and the office support for the team and management. Deliveries and shipping will be minimal consisting of relatively light and small weight and size and using van sized vehicles. Staff agrees that 1 loading space is sufficient for the proposed use and the requirement is met.

For the above reasons, the site development met the loading berth requirement, and for this AR the requirement is not applicable.

(2) Loading berths shall conform to the following minimum size specifications:

- (b) Industrial uses - 12' x 60'**
- (c) Berths shall have an unobstructed height of 14'**
- (d) Loading berths shall not use the public right-of-way as part of the required off-street loading area.**

Because the requirement of 73.390(1) is not applicable, the requirement is not applicable.

(3) Required loading areas shall be screened from public view from public streets and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.

Because the requirement of 73.390(1) is not applicable, the requirement is not applicable.

N. Access:

73.400(9) Ingress and egress for industrial uses shall not be less than 36 feet for the first 50 feet from the right-of-way, and 24 feet thereafter (Applies to industrial uses with less than 250 required parking spaces).

Because the applicant proposes no site plan changes that would affect vehicular ingress and egress, the requirement is met.

Vision clearance requirements at the driveways and street intersection shall comply with the requirements of 73.400(13).

Because the applicant proposes no site plan changes that would affect vision clearance at the driveway intersection with SW Childs Road, the requirement is met.

O. Signs:

The applicant shall separately from this AR submit [sign permit](#) applications for any changed or new signage.

P. Time Limit on Approval:

73.056 Architectural Review approvals shall expire after two years unless:

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division;**
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR. then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review**

Board (ARB) approved the AR. then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before approving an extension, the deciding party shall find the request meets these criteria:

- (a) The applicant submitted a written extension request prior to the original expiration date.**
- (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
- (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
- (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
- (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
- (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party, then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**

IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on **May 27, 2015**, unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., May 27, 2015.** **The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The plans and appeal forms are available at the Tualatin Library and at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:



Colin Cortes, AICP, CNU-A
Assistant Planner

AR-15-04 – Trail Blazers Facility Addition

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Attachments:

101. Tax Map

102. Site Plans and Other Application Materials

103. Agency Comments

file: AR-15-04

The Public Facilities Recommendation (PFR) complement to the AR starts on the next page.

PUBLIC FACILITIES RECOMMENDATION

The following are the Public Facilities findings for AR 15-04, Trail Blazers Media Room Addition.

All references are to sections in the Tualatin Development Code (TDC) or Tualatin Municipal Code (TMC) unless otherwise noted.

TDC 74.120 ...No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.

TDC 74.140 (1) All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy.

TDC 74.330 Utility Easements

- (1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.**
- (4) ...For both on-site and off-site easement areas, a utility easement shall be granted to the City; Building Permits shall not be issued for the development prior to acceptance of the easement by the City.**
- (5) The width of the public utility easement shall meet the requirements of the Public Works Construction Code.**

TMC 4-1.010 This development is subject to all applicable building code requirements and all applicable building and development fees.

FINDINGS

These comments are a result of site investigation and review of the submitted plan sheets received March 06, 2015:

1. Fire and Life Safety:
TMC 4-2.010 (1) Every application for a building permit and accompanying plans shall be submitted to the Building Division for review of water used for fire protection, the approximate location and size of hydrants to be connected, and the provisions for access and egress for firefighting equipment. If upon such review it is determined that the fire protection facilities are not required or that they are adequately provided for in the plans, the Fire and Life Safety Reviewer shall recommend approval to the City Building Official.

The submitted plans show one existing public fire hydrant in SW Childs Road and three existing private fire hydrants onsite. Any additional new private fire hydrants will be private. During the review of Building Permits the Building Official may determine that additional fire protection devices may be necessary upon recommendation of Tualatin Valley Fire & Rescue (TVF&R). Any additional fire hydrants will be private. The applicant will need to submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).

Prior to issuance of a Building Permit:

- *The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).*

2. Transportation:

TDC 11.610 Transportation Goals and Objectives (2) (e) For development applications, including, but not limited to subdivisions and architectural reviews, a LOS of at least D and E are encouraged for signalized and unsignalized intersections, respectively.

TDC 73.400 (5)...a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards,...

TDC 74.420 (6) All required street improvements shall include curbs, sidewalks, storm drainage, streetlights, street signs, street trees, and, where designated, bikeways and transit facilities.

TDC 75.060 Existing Driveways and Street Intersections (2) The City Engineer may restrict existing driveways and street intersections to right-in and right-out by construction of raised median barriers or other means.

SW Childs Road

SW Childs Road is a City of Tualatin facility and designated as a Local Street with a right-of-way width of 50 feet. The existing right-of-way varies between 50 to 60 feet. The cross-section is constructed with:

- Varying 28 to 40 feet of pavement and gutters
- 6-foot sidewalks, curb-tight on the south side and meandering with planter on the north
- Varying width planter strips with trees, curbs, and streetlights on the north side

No changes to SW Childs Road are proposed and none are needed. This is acceptable. This requirement is met.

3. Access:

TDC 73.400 Access

(2) Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same ingress and egress when the combined ingress and egress of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use.

(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses. If 1-99 parking spaces are required, only one access is required. If 100-249 parking spaces are required, two accesses are required. Ingress and egress shall not be less than 32 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.

(12) Minimum Access Requirements for Industrial Uses. If 1-250 parking spaces are required, only one access is required. Ingress and egress shall not be less than 36 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.

(14) (a) Unless otherwise herein provided, maximum driveway widths shall not exceed 40 feet.

(15) Distance between Driveways and Intersections. Distances listed shall be measured from the stop bar at the intersection. (a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.

The plans show one existing 40-foot wide main access to SW Childs Road and access to the end of SW Childs Road. 41 parking spaces are required; therefore one 32-foot wide main access is needed. The quantity and width of existing and proposed accesses are acceptable. This requirement is met.

4. Water:

TDC 74.610 (1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.

TMC 3-3.040 (2) For nonresidential uses, separate meters shall be provided for each structure.

TMC 3-3.120 (2) The owner of property to which City water is furnished for human consumption shall install in accordance with City standards an appropriate backflow prevention device on the premises where any of the following circumstances exist: (b) Where there is a fire protection service, and irrigation service or a nonresidential service connection which is two inches or larger in size;

TMC 3-3.120 (4) requires all irrigation systems to be installed with a double check valve assembly.

TDC74.610 (3) As set forth in TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located.

The plans show the existing site served by a lateral connecting to a 12-inch public water line in SW Childs Road. No new laterals are proposed and none are needed. This requirement is met.

5. Sanitary Sewer:

TDC 74.620 (1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.

TDC 74.330 Utility Easements (1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.

The plans show the existing site served by a 4-inch lateral within a private easement crossing TLID 2S124AB00500 to the south connecting to an 8-inch public sanitary sewer line within a 15-foot public sanitary sewer easement. No new laterals are proposed and none are needed. This requirement is met.

6. Storm Drainage & Water Quality:

TDC 74.630 Storm Drainage System

- (1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.
- (2) The storm drainage calculations shall confirm that adequate capacity exists to serve the site. The discharge from the development shall be analyzed in accordance with the City's Storm and Surface Water Regulations (TMC 3-5).

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control

- (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.
- (3) For on-site private and regional non-residential public facilities, the applicant shall submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.

TMC 3-5-220 Criteria for Requiring On-Site Detention to be Constructed.

- (1) There is an identified downstream deficiency, as defined in TMC 3-5.210, and detention rather than conveyance system enlargement is determined to be the more effective solution.
- (2) There is an identified regional detention site within the boundary of the development.

TMC 3-5-330 Permit Required. Except as provided in TMC 3-5.310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit.

3-5-380 Criteria for Granting Exemptions to Construction of On-Site Water Quality Facilities. A regional public facility may be constructed to serve private non-residential development provided:

- (1) The facility serves more than one lot; and
- (2) All owners sign a stormwater facility agreement; and
- (3) Treatment accommodates reasonable worst case impervious area for full build-out, stormwater equivalent to existing or proposed roof area is privately treated in LIDA facilities, and any detention occurs on each lot.

The existing stormwater system conveys stormwater from the entire site to an existing treatment and detention facility to the south on TLID 2S124AB00500. The submitted plans propose treatment and detention for the building addition within one LIDA facilities adjacent to the building. The facilities release to a proposed new lateral to a 30-inch public stormwater line in a public easement on the east side of the lot.

This 30-inch line requires the applicant to design to retain 25-year design storm events on-site with no release into the public system or prove why they are unable to do so. If they are unable to retain completely, a maximum release rate of 0.9 cfs/acre is allowed for a 25-year storm. The applicant would then have to design to retain or prove why they are unable to retain storm events of a 10-year, then 1/3rd of a 2-year before allowed no on-site retention.

The applicant has submitted treatment and conveyance calculations that show adequate treatment and release rate for the new facilities. The applicant has submitted final stormwater plans. This is acceptable.

Private water quality facilities require a Private Water Quality Facility Maintenance Agreement which needs to be recorded prior to issuance of a Water Quality Permit. The applicant will need to submit a copy of the recorded Private Water Quality Facility Maintenance Agreement for the proposed private water quality facility, for review and approval.

Prior to issuance of a Water Quality Permit:

- *The applicant shall submit a copy of the recorded Private Water Quality Facility Maintenance Agreement for the proposed private water quality facility, for review and approval.*

Prior to issuance of a Building Permit:

- *The applicant shall obtain a Water Quality Permit.*

7. Grading:

TDC 74.640 (1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development. (2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess materials from the development site.

The submitted plans appear to minimize the impact of stormwater runoff to adjacent properties and allow adjacent properties to drain as they did before the development. This requirement is met.

8. Erosion Control:

TDC 74.650 (3) ..the applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City. In order to reduce the amount of sediment discharged into the public storm system, erosion control measures are required during construction. If the

site is over 1 acre in size a NPDES Erosion Control Permit is required.

If the development's disturbed area during construction is between 1 and 5 acres in size, a 1200-CN NPDES Erosion Control Permit is required. If it is over 5 acres, a 1200-C NPDES Erosion Control Permit is required. The proposed disturbed area of the development site is a total of approximately .04 acres. A NPDES Erosion Control Permit is not required. This requirement is met.

A City of Tualatin erosion control permit is required if there is construction or disturbing of the site. The applicant has not obtained a City of Tualatin erosion control permit. The applicant will need to obtain a City of Tualatin erosion control permit.

Prior to issuance of a Building Permit:

- *The applicant shall obtain a City of Tualatin erosion control permit.*

9. Stormwater Connection Permit:

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from the Unified Sewerage Agency.

The applicant has submitted a CWS Service Provider Letter (SPL) indicating that no Sensitive Areas exist on-site. In the SPL the applicant has received an initial response indicating that their proposed development meets CWS requirements. CWS has submitted a Memorandum dated April 17, 2015, with review comments.

CWS will indicate final approval of activities relating to wetlands & buffers after final permit plans are submitted prior to issuance of associated permits. Any vegetated corridor mitigation required in the SPL needs to be included in the Water Quality Permit. Final plans are needed that comply with the Service Provider Letter conditions and CWS Memorandum comments. The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval

Prior to the issuance of a Water Quality Permit:

- *The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.*

PUBLIC FACILITIES REQUIREMENTS

The following are the Public Facilities requirements for AR 15-04, Trail Blazers Media Room Addition:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

- PFR-1 The applicant shall submit a copy of the recorded Private Water Quality Facility Maintenance Agreement for the proposed private water quality facility, for review and approval.
- PFR-2 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

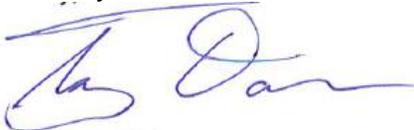
PRIOR TO ISSUANCE OF BUILDING PERMIT:

- PFR-3 The applicant shall obtain a Water Quality Permit.
- PFR-4 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
- PFR-5 The applicant shall obtain a City of Tualatin erosion control permit.

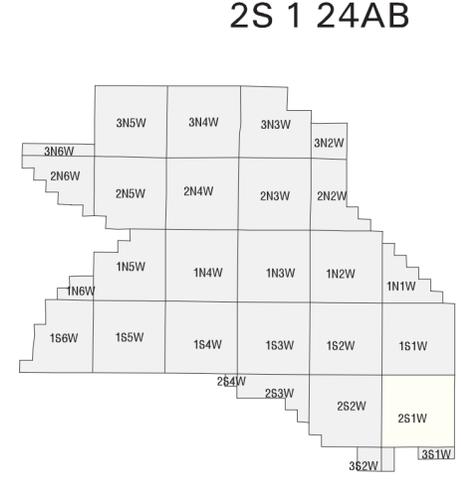
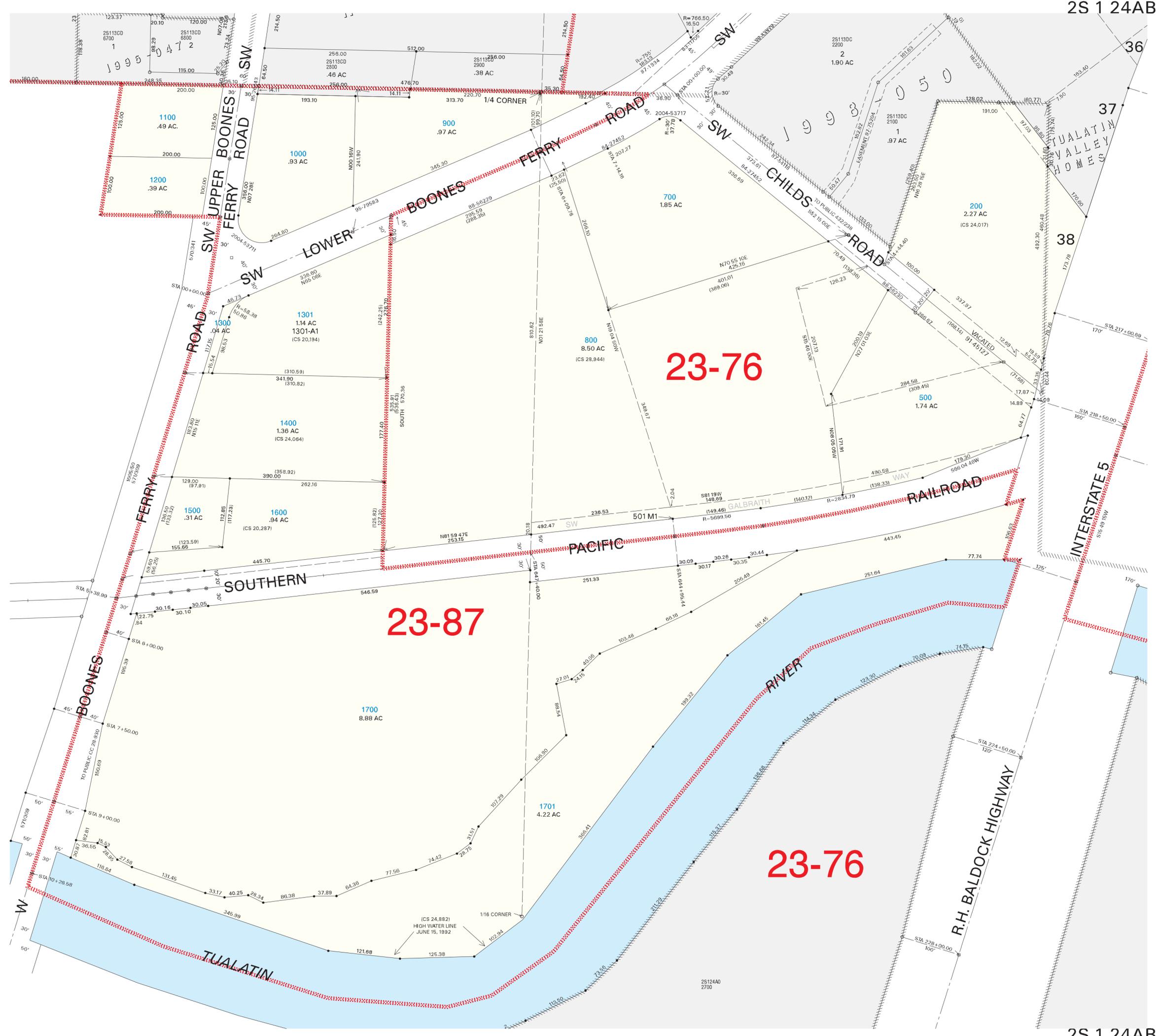
APPEAL

The Public Facilities Review portion of this decision will be final after 14 calendar days on **May 27, 2015**, unless a written appeal is received by the **Engineering Division at 18880 SW Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., May 27, 2015**. **The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The plans and appeal forms are available at the Tualatin Library and at the City offices. Public Facilities appeals are reviewed by City Council. The Public Facilities appeal must include a \$135 fee.

Sincerely,



Tony Doran, EIT
Engineering Associate



WASHINGTON COUNTY OREGON
 NW 1/4 NE 1/4 SECTION 24 T2S R1W W.M.
 SCALE 1" = 100'

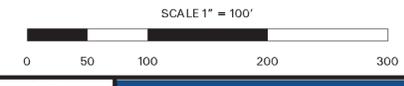
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12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
B		A	
BC	BD	AC	AD
CB	CA	DB	DA
C		D	
CC	CD	DC	DD

SECTION 24

Cancelled Taxlots For: 2S124AB
 701, 600, 400, 300, 501, 100,



PLOT DATE: June 25, 2010
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE
 Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

DURHAM
 TUALATIN
 2S 1 24AB

GBD

TRAIL BLAZERS PRACTICE FACILITY PHASE II

7325 SW CHILDS ROAD
PORTLAND, OREGON 97224

PORTLAND TRAIL BLAZERS

AR SUBMITTAL TO CITY OF TUALATIN
05 MARCH, 2015

PROJECT TEAM

CLIENT / OWNER

Portland Trail Blazers
1 Center Court Street
Portland, OR 97227
Office: (503)797-9716
Contact: Jeff Rhinevault
jeff.rhinevault@rosequarter.com

ARCHITECTS

GBD Architects
1120 NW Couch Street, Suite 300
Portland, OR 97209
Office: (503)224-9656
Contact: Joshua Peterson
joshuap@gbdarchitects.com

STRUCTURAL

KPFF Consulting Engineering
111 SW 5th Ave, Suite 2500
Portland, OR 97204
Office: (503)307-5209
Contact: Anne Monnier
anne.monnier@kpff.com

MECHANICAL

TBD (Design/Build)

CIVIL

HHPR Engineering
205 SE Spokane Street, Suite 200
Portland, OR 97202
Office: (503)221-1131
Contact: Ron Peterson
ron@hhpr.com

LIGHTING CONSULTANT

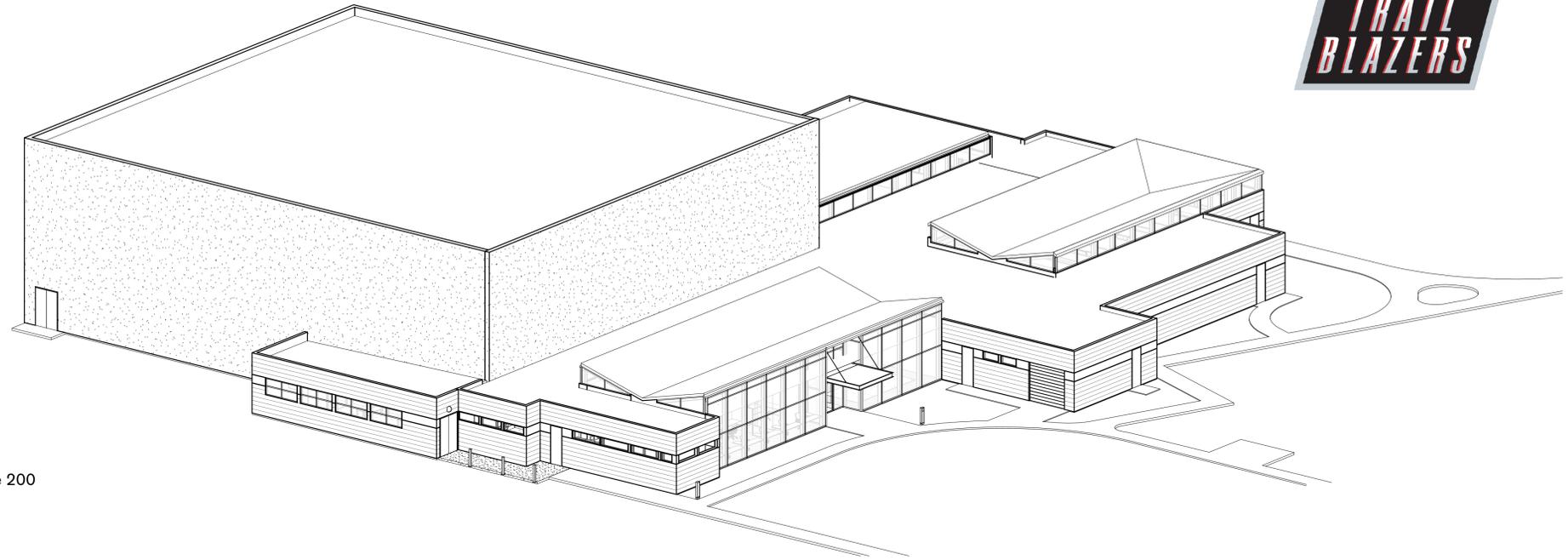
Biella Lighting
Portland, OR
Office: (503) 519-9803
Contact: Michael Larsen
larsen@biellalighting.com

CONTRACTOR

JR Abbott Construction
1430 SE 3rd Ave, Suite 150
Portland, OR 97214
Office: (503) 213-4033
Contact: Kevin Merriman
kevinlm@jrabbott.com

ELECTRICAL

TBD (Design/Build)



STAMP



CONSULTANT



PROJECT

TBPF PHASE II
 7325 SW CHILDS RD
 PORTLAND, OR 97224

CLIENT

PORTLAND TRAIL
 BLAZERS

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 20 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

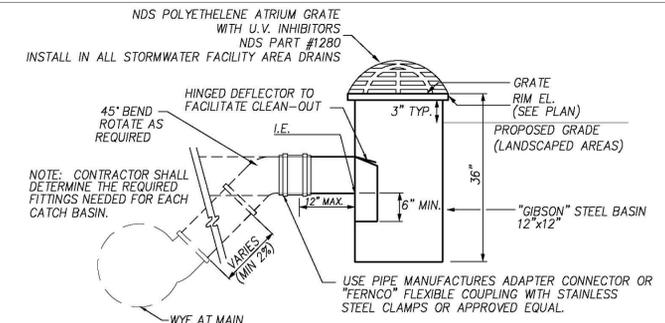
DATE
 FEBRUARY 20, 2015

PROJECT NUMBER
 20086635

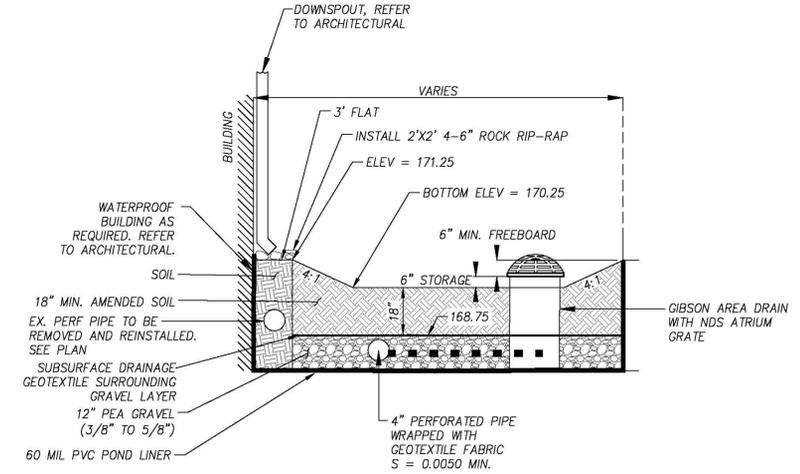
SCALE

SHEET TITLE
 STORMWATER
 PLAN

C101



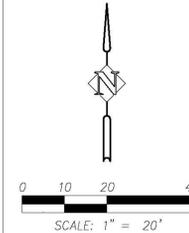
"GIBSON" AREA DRAIN w/ NDS ATRIUM GRATE DETAIL
 N.T.S.



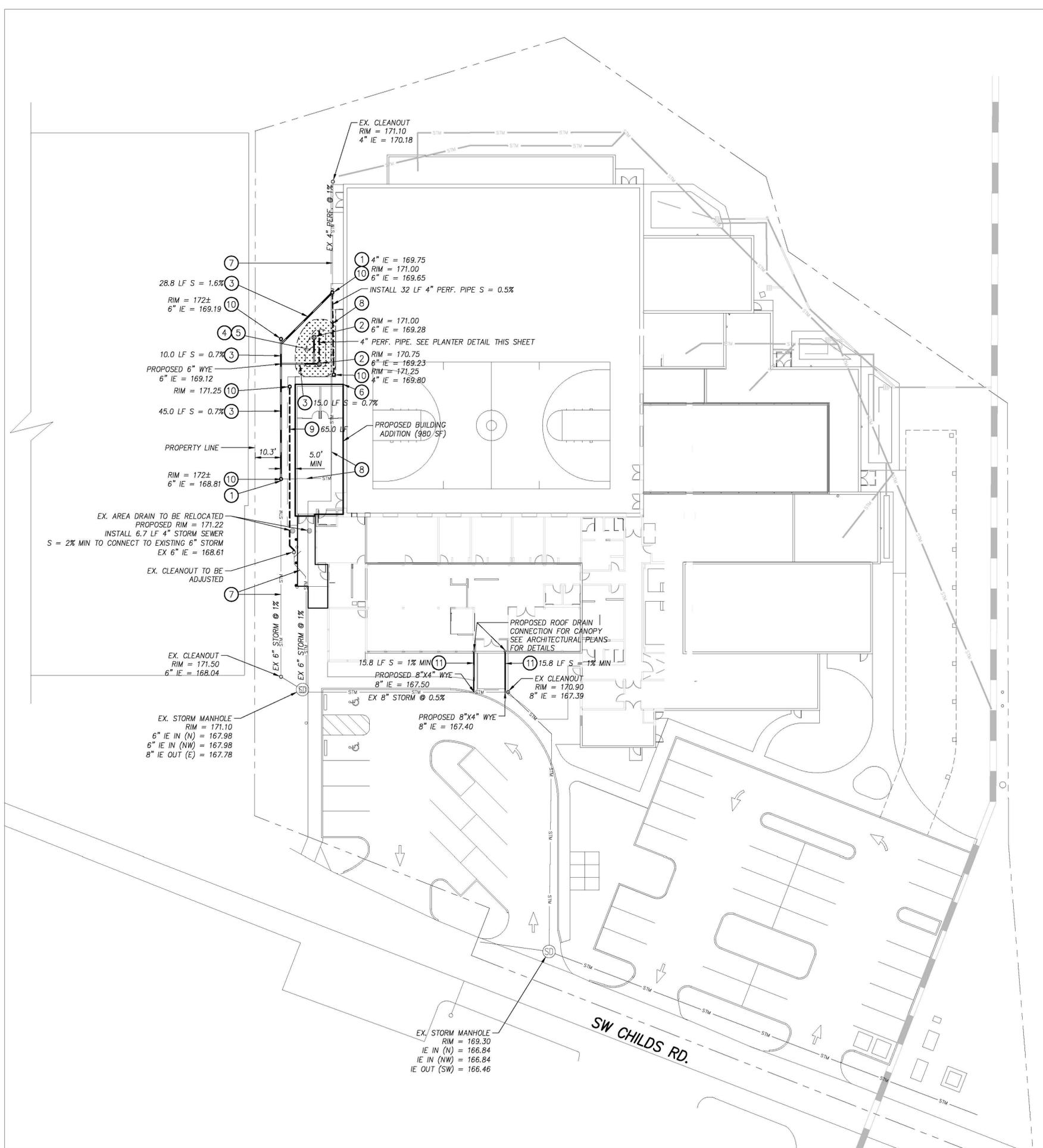
FLOW THROUGH PLANTER DETAIL
 N.T.S.

CONSTRUCTION NOTES:

- 1 CONNECT TO EXISTING 6" STORM LINE. CONTRACTOR TO POT-HOLE AND VERIFY ELEVATION AND LOCATION PRIOR TO CONSTRUCTION.
 - 2 INSTALL AREA DRAIN WITH ATRIUM GRATE, PER DETAIL THIS SHEET. FIELD VERIFY RIM ELEVATION AND LOCATION.
 - 3 INSTALL 6" STORM PIPE. SEE PIPE BEDDING AND BACKFILL DETAIL SHEET C301. FIELD VERIFY ALIGNMENT AND ADJUST AS NECESSARY.
 - 4 CONSTRUCT FLOW THROUGH PLANTER (104 SF BOTTOM AREA, 6" DEPTH) SEE DETAIL THIS SHEET. LIDA SIZING = 9%.
 - 5 PROVIDE PLANTS PER PLANT SCHEDULE FOR 316 SF FLOW THROUGH PLANTER. ENSURE TREATMENT AREA REQUIREMENTS ARE MET WITH 1/2 GALLON MINIMUM SIZE HERBACEOUS PLANTS. SEE PLANTING AND STORMWATER FACILITY NOTES C301.
- PLANT SCHEDULE
 137 JUNUCS PATENS - SPREADING RUSH
 137 CAREX OBNUPTA - SLOUGH SEDGE
 68 CORNUS SERICEA 'KELSEYI' - KELSEY DOGWOOD
- 6 PLACE ROCK AT DOWNSPOUT LOCATION PER DETAIL SHEET C301. FIELD VERIFY DOWNSPOUT LOCATIONS.
 - 7 NOTE! EXISTING STORM SYSTEM. LOCATION SHOWN IS APPROXIMATE AND BASED OFF AVAILABLE AS-BUILTS. CONTRACTOR TO REVIEW AS-BUILTS AND FIELD VERIFY UTILITY RUNS PRIOR TO CONSTRUCTION. CONTRACTOR TO PROTECT EXISTING DRAINAGE PATTERNS AND RE-ROUTE AS REQUIRED.
 - 8 CONTRACTOR REMOVE AND RELOCATE EXISTING STORM SYSTEM AROUND STORMWATER FACILITY, BUILDING FOOTPRINT AND PROPOSED WORK AS REQUIRED. CONTRACTOR TO FIELD VERIFY LOCATION AND FIELD FIT. COORDINATE ELEVATIONS / LOCATIONS WITH PROPOSED STORM SYSTEM PRIOR TO CONSTRUCTION.
 - 9 INSTALL 4" PERFORATED PIPE. SEE FOUNDATION DRAIN DETAIL SHEET C301. CONNECT TO EXISTING STORM SEWER.
 - 10 INSTALL CLEANOUT PER DETAIL SHEET C301.
 - 11 INSTALL 4" STORM PIPE. SEE PIPE BEDDING AND BACKFILL DETAIL SHEET C301. FIELD VERIFY ALIGNMENT AND ADJUST AS NECESSARY.



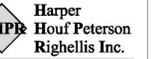
NOTE: PROPOSED STORMWATER MANAGEMENT FACILITIES REQUIRE IRRIGATION. CONTRACTOR TO CONNECT TO EXISTING IRRIGATION SYSTEM. SCOPE OF WORK IS DESIGN / BUILD. CONTRACTOR TO FIELD VERIFY.



STAMP



CONSULTANT



PROJECT

TBPF PHASE II

7325 SW CHILDS RD
 PORTLAND, OR 97224

CLIENT

PORTLAND TRAIL
 BLAZERS

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REVISIONS

DATE
 FEBRUARY 23, 2015

PROJECT NUMBER
 20086635

SCALE

SHEET TITLE
 GRADING/PAVING
 AND ESC PLAN

C201

LEGEND & ABBREVIATIONS

- 32.00 FINISH GRADE
- 2.0% APPROXIMATE SLOPE
- DRAINAGE FLOW ARROW
- CONCRETE SIDEWALK
4" CONCRETE WITH 4" AGGREGATE BASE
- GRAVEL PATH
4" CRUSHED ROCK ON COMPACTED SUBGRADE WITH WOOD HEADER BOARD
- STORMWATER PLANTING
SEE SHEET C101

GRADING NOTES

STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS UNLESS OTHERWISE NOTED

CONTRACTOR SHALL ADJUST ALL CATCH BASINS, CLEANOUTS, VAULTS, ETC. THAT ARE AFFECTED BY CONSTRUCTION AND/OR FILL TO FINISH GRADE

CONSTRUCTION NOTES:

- 1 INSTALL INLET SEDIMENT CONTROL PER DETAILS THIS SHEET.
- 2 CONSTRUCT CONCRETE SIDEWALK / DOOR LANDING. FIELD VERIFY POSITIVE DRAINAGE AWAY FROM BUILDING 1.5% MAXIMUM SLOPE.
- 3 MATCH EXISTING SIDEWALK GRADES, FIELD VERIFY. 2.00% MAXIMUM CROSS SLOPE, 5.00% MAXIMUM RUNNING SLOPE.
- 4 CONSTRUCT 12" DEEP FLOW THROUGH PLANTER WITH 4:1 MAXIMUM SIDESLOPES. SEE DETAIL, SHEET C101. SEE PLANTING NOTES SHEET C301.
- 5 RESTORE DISTURBED AREA TO MATCH EXISTING LANDSCAPING.
- 6 CONSTRUCT GRAVEL PATH ADJACENT TO BUILDING.
- 7 REMOVE EXISTING BOLLARD
- 8 PROPOSED BOLLARD. SEE ARCHITECTURAL PLANS FOR DETAILS.

EROSION CONTROL NOTES

TEMPORARY EROSION CONTROL:
 THE CONSTRUCTION NOTES AND DETAILS SHOWN ON THIS PLAN SET REFLECT RECOMMENDED PROCEDURES AS PER THE CITY OF TUALATIN REQUIREMENTS, CONTRACTOR TO VERIFY WITH INSPECTOR.

IT IS THE INTENT OF THESE PLANS TO SHOW POSSIBLE APPLICATIONS OF RECOMMENDED PROCEDURES IN THE EVENT THAT EROSION CONTROL IS NEEDED. ALL RECOMMENDED PROCEDURES ARE DEPENDENT ON CONSTRUCTION METHODS, STAGING, SITE CONDITIONS, WEATHER, AND SCHEDULING. THE PROCEDURES SHOWN ON THE PLANS ARE NOT INTENDED TO BE INCLUSIVE OF ALL THE PROTECTION REQUIRED IN AN AREA AT A PARTICULAR INSTANT. THEY SHOULD BE USED AS A GUIDELINE ONLY.

ALTERNATIVE METHODS OF EROSION CONTROL MAY BE USED IF THEY ARE APPROVED BY THE ENGINEER AND MEET THE S.C.S. UNIVERSAL SOIL LOSS EQUATION CRITERIA.

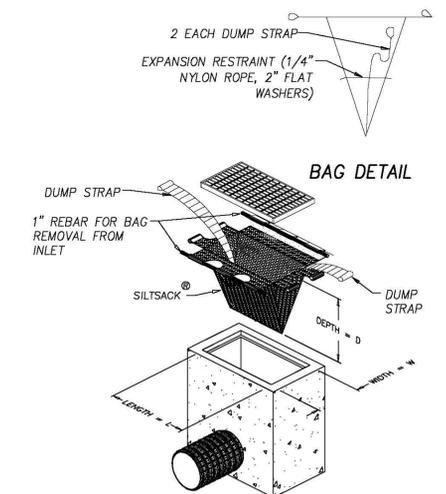
THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF SEDIMENT TRANSPORT WITHIN PROJECT LIMITS DURING CONSTRUCTION. IF AN INSTALLED EROSION CONTROL SYSTEM DOES NOT ADEQUATELY CONTAIN SEDIMENT ON SITE, THEN THE EROSION CONTROL MEASURES MUST BE FIELD ADJUSTED BY THE CONTRACTOR AS NECESSARY.

PERMANENT EROSION CONTROL:
 TEMPORARY EROSION CONTROL METHODS MUST REMAIN AND BE MAINTAINED UNTIL PERMANENT EROSION CONTROL METHODS ARE IN PLACE AND OPERATIONAL. VEGETATION ON ALL EMBANKMENTS AND DISTURBED AREAS SHOULD BE REESTABLISHED AS SOON AS CONSTRUCTION IS COMPLETED.

ADDITIONAL INTERIM MEASURES WILL INCLUDE, AT A MINIMUM, INSTALLATION OF HAY BALE SEDIMENT BARRIERS OR SILT FENCES AS PER DETAIL SHOWN ON THIS SHEET. THESE MEASURES WILL BE INSTALLED ALONG ALL EXPOSED EMBANKMENT AND CUT SLOPES TO PREVENT SEDIMENT TRANSPORT.

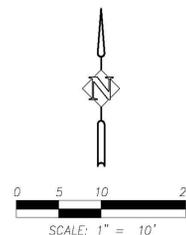
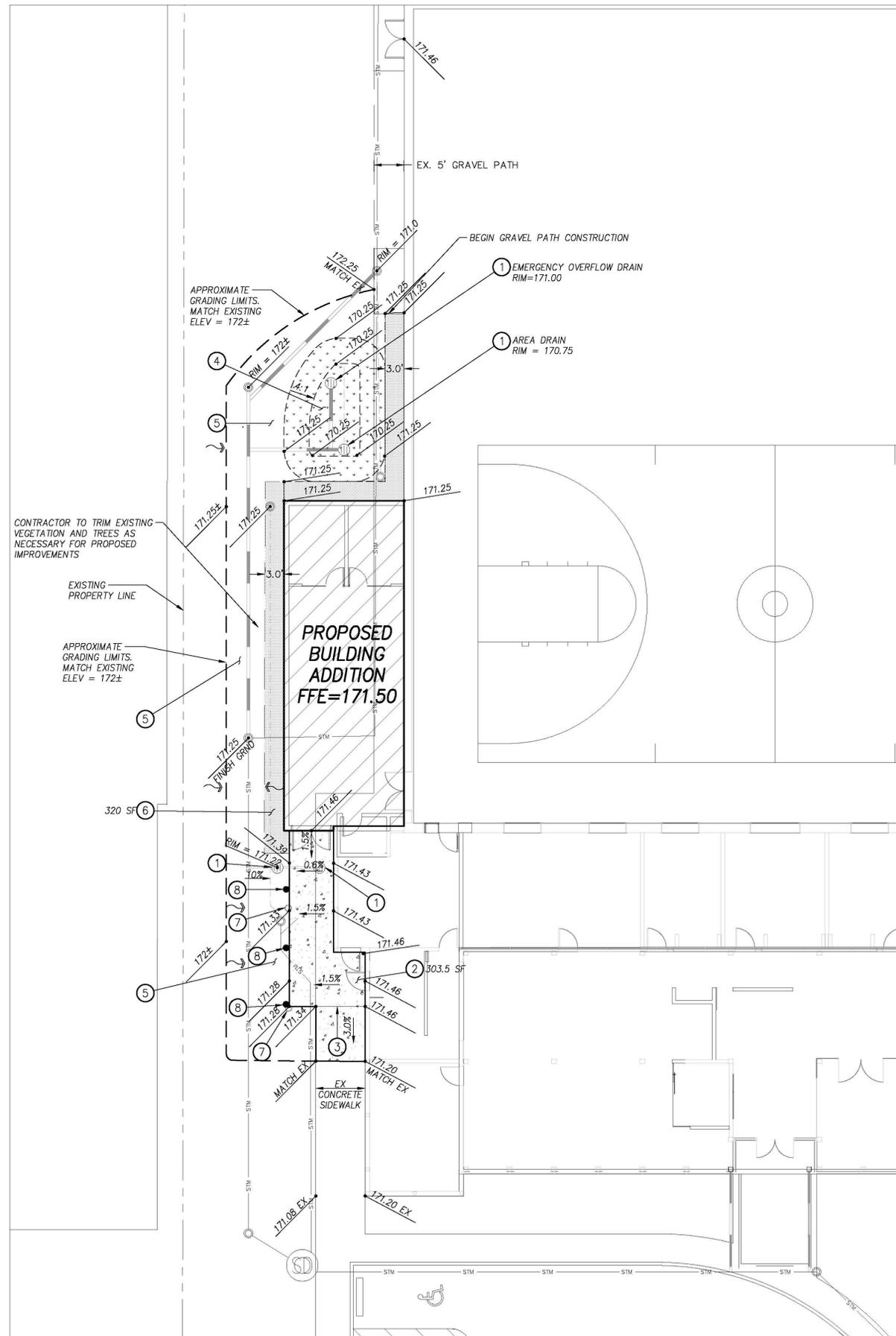
EFFECTIVE EROSION CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED. THE COUNTY MAY AT ANY TIME ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.

ALL PROVISIONS FOR EROSION CONTROL SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO PRIMARY EXCAVATION OCCURRING.



REGULAR FLOW ONLY DO NOT USE HIGH FLOW INSERT BAGS.

"SILT SOCK" INLET PROTECTION FOR ALL CATCH BASINS
 N.T.S.



GENERAL NOTES

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL CONSTRUCTION WITH OWNER AND OWNER'S FACILITIES DEPARTMENT. CONTRACTOR TO PROVIDE OWNER WITH AN ACCESS PLAN THAT FACILITATES 24 HOUR EMERGENCY, VEHICLE, AND PEDESTRIAN ACCESS.

WORK SHALL CONFORM WITH THE CITY OF TUALATIN STANDARDS, CLEANWATER SERVICES, THE INTERNATIONAL BUILDING CODE (IBC), AND THE UNIFORM PLUMBING CODE (UPC). IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE WORK IS PERFORMED IN COMPLIANCE WITH LOCAL CODE AND REGULATIONS.

THE CONTRACTOR SHALL PROVIDE ALL WORK ILLUSTRATED ON THE DRAWINGS AND ALL INCIDENTAL WORK CONSIDERED NECESSARY TO COMPLETE THE PROJECT IN A MANNER ACCEPTABLE TO THE OWNER INCLUDING MITIGATING CONFLICTS WITH EXISTING UTILITIES, CONNECTING EXISTING UTILITIES TO PROPOSED FACILITIES, AND FIELD VERIFYING EXISTING UTILITIES PRIOR TO PROJECT COMPLETION.

THE CONTRACTOR SHALL KEEP AN APPROVED AND UPDATED SET OF DRAWINGS ON THE PROJECT SITE AT ALL TIMES. THE CONTRACTOR SHALL KEEP A SET OF PLANS MARKED UP WITH AS-BUILT CONDITIONS AND CHANGES FOR FUTURE AS-BUILT RECORD DRAWINGS.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND /OR FIELD SURVEYS. THE ENGINEER, CITY, AND UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF SUCH RECORDS. THE ENGINEER MAKES NO GUARANTEE, OR WARRANTY, THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, WHETHER ACTIVE OR ABANDONED. THE CONTRACTOR IS RESPONSIBLE TO POT-HOLE AND VERIFY CRITICAL UTILITY CROSSINGS AND CONFLICTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IN A TIMELY MANNER IF CONFLICTS ARISE. CONTRACTOR ASSUMES ALL RISK AND SCHEDULE DELAYS IF THE CONTRACTOR DOES NOT POT-HOLE PRIOR TO CONSTRUCTION AND COORDINATE WITH ENGINEER.

THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OR ORS 757.541 TO 757.571. THE CONTRACTOR SHALL NOTIFY EACH UNDERGROUND UTILITY AT LEAST 48 BUSINESS-DAY HOURS PRIOR TO EXCAVATING, BORING, OR POTHOLING. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OF ALIGNMENT CONFLICTS.

THE CONTRACTOR SHALL EXPOSE AND VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL CONNECT AND/OR MATCH EXISTING UTILITIES AND PROPOSED IMPROVEMENTS IN CONFORMANCE WITH THE INTENT OF THESE PLANS TO PROVIDE COMPLETE AND FULLY OPERATIONAL SYSTEMS.

PROVISIONS SHALL BE MADE BY THE CONTRACTOR TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THESE DRAWINGS, SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AS INCIDENTAL TO THE CONTRACT.

GENERAL SITE PREPARATION:

CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL UNSUITABLE MATERIAL, DEBRIS, EXISTING PAVEMENT, AND ORGANIC MATERIAL WITHIN THE PROJECT LIMITS. MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS.

PRIOR TO BEGINNING CONSTRUCTION, ALL AREAS OF THE SITE THAT WILL RECEIVE FOUNDATIONS, STRUCTURAL FILL, FLOOR SLABS, OR PAVEMENT SHOULD BE STRIPPED OF TOP SOIL, ROOTS, UNSUITABLE FILLS, I.E. EXCAVATED TO NON-ORGANIC, NATIVE UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.

COMPACTION REQUIREMENTS:

ON-SITE FILL = 95% MIN. (ASTM D 698) MAX. LIFT 8"
 GRANULAR FILL = 95% MIN. (ASTM D 698) MAX. LIFT 12"
 TRENCH BACKFILL = 95% MIN. (ASTM D 698)

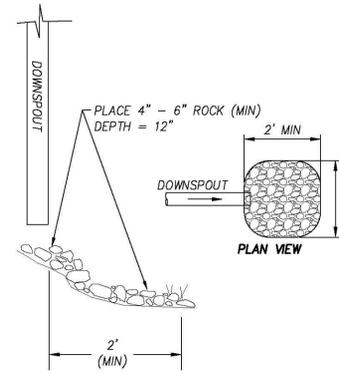
RECYCLED MATERIAL FILL = 95% MIN. (ASTM D 698)
 TOP 6" OF FLOOR SLAB SUBGRADE = 98% MIN. (ASTM D 698)
 ALL EXCESS MATERIAL INCLUDING BOULDERS SHALL BE HAULED OFF SITE UNLESS AGREED TO BY OWNER AND COORDINATED WITH ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE TO HAUL OFF TO LEGAL DUMP SITE AND OBTAIN ALL NECESSARY PERMITS.

EXCAVATOR SHALL PLACE TOPSOIL AND ROUGH GRADE IN PLANTERS AND LANDSCAPING AREAS.

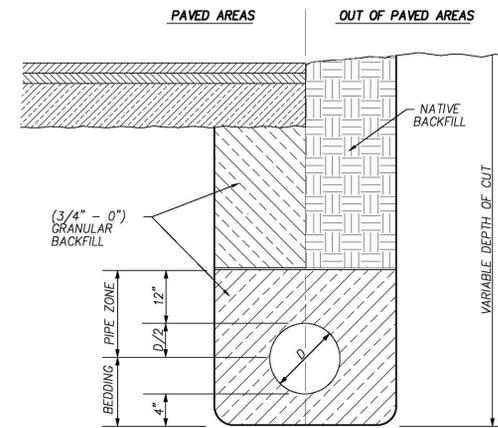
PLANTING AND MAINTENANCE PLAN

ALL WORK SHALL BE IN CONFORMANCE WITH APPENDIX A OF CLEAN WATER SERVICES STANDARDS AND SPECIFICATIONS AND ANY APPLICABLE PERMITS ISSUED BY CLEAN WATER SERVICES AND/OR CITY OF TUALATIN. PLANT NAMES INDICATED COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURE NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO NAME AND LEGIBLY TAGGED.

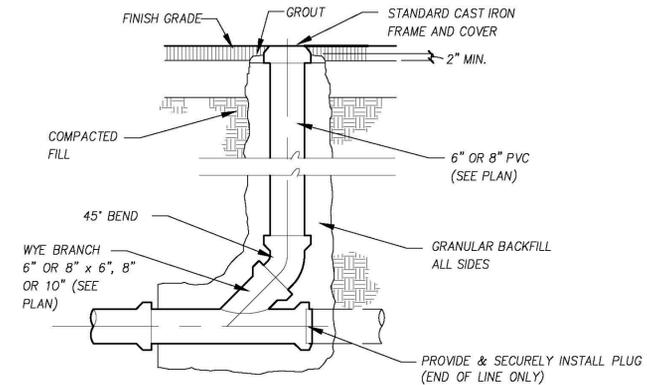
1. PROVIDE QUANTITY OF PLANT MATERIAL AS NOTED ON PLANT SCHEDULE.
2. MEASUREMENTS, CALIPER, BRANCHING, GRADING QUALITY, BALLING AND BURLAPPING SHALL FOLLOW THE AMERICAN STANDARD OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSEYMEN, LATEST EDITION.
3. PLANT MATERIAL AND LOCATIONS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR QUALIFIED ECOLOGIST PRIOR TO INSTALLATION IN ACCORDANCE WITH CWS STANDARDS.
4. MAINTENANCE IS TO INCLUDE REGULAR VISITS BY THE OWNER OR OWNER'S REPRESENTATIVE AT LEAST MONTHLY TO THE PROJECT SITE FOR THE PURPOSE OF WEEDING, SUPPLEMENTAL WATERING, AND OTHER ITEMS NECESSARY TO MAINTAIN PLANTED AREAS IN A HEALTHY CONDITION. WEEDING IS TO CONSIST ONLY OF CLEARED AND MULCHED AREAS MAINTAINED AROUND EACH WOODY PLANT, AND REMOVAL OF EXOTIC SPECIES SUCH AS BLACKBERRIES, SCOT'S BROOM, OR OTHERS AS DETERMINED FROM THE RESORTED OR CREATED WETLAND AREAS.
5. CONTRACTOR SHALL INSTALL AN APPROVED TEMPORARY IRRIGATION SYSTEM IN STORMWATER FACILITY AREAS TO WATER THE PLANT MATERIAL AS NECESSARY TO MAINTAIN THE PLANTS IN A THRIVING CONDITION. FACILITY WILL BE CHECKED BY OWNER OR OWNER'S REPRESENTATIVE TWO (2) TIMES A YEAR (JUNE 15 AND SEPTEMBER 30) FOR DEBRIS, RESTRICTION AND SEDIMENT. PROVIDE DOCUMENTATION TO THE OWNER AND CLEAN WATER SERVICES
6. CONTRACTOR TO CONNECT PROPOSED IRRIGATION SYSTEM TO EXISTING SITE IRRIGATION SYSTEM. NEW SYSTEM IS BIDDER DESIGN, CONTRACTOR TO FIELD VERIFY CONNECTION POINT TO EXISTING SYSTEM PROTECTED BY DDC. EXISTING DDC IS NEAR EASTERNMOST FACILITY DRIVEWAY ENTRANCE.
7. OWNER IS RESPONSIBLE FOR MAINTENANCE OF VEGETATION FOR A MINIMUM OF TWO (2) YEARS AFTER FACILITY HAS BEEN INSPECTED AND DEEMED COMPLETE.
8. ALL TREES AND SHRUBS IN THE STORMWATER FACILITY AREAS SHALL RECEIVE 3" OF WOOD MULCH AND WOOD STAKES WITH PAINT BLAZES FOR MONITORING PURPOSES.
9. HERBACEOUS PLANT MATERIALS IN THE STORMWATER FACILITY AREAS SHALL NOT RECEIVE MULCH
10. NO TREE, SHRUB HERBACEOUS PLANT OR SEEDED AREAS WITHIN THE STORMWATER FACILITY AREAS, SHALL RECEIVE FERTILIZER.
11. THE FACILITIES SHALL BE DEEMED ACCEPTABLE TO BEGIN THE MAINTENANCE PERIOD WHEN PLANT GROWTH AND DENSITY MATCHES THE ENGINEERS DESIGN AS SHOWN ON THE APPROVED PLANS AND ALL OTHER REQUIREMENTS HAVE BEEN MET. THE ENGINEER MUST CERTIFY THE FACILITY TO BE FUNCTIONAL IN ACCORDANCE WITH THE APPROVED PLAN DESIGN TO BEGIN THE 2 YEAR MAINTENANCE PERIOD.



DOWNSPOUT OUTFALL DETAIL
N.T.S.



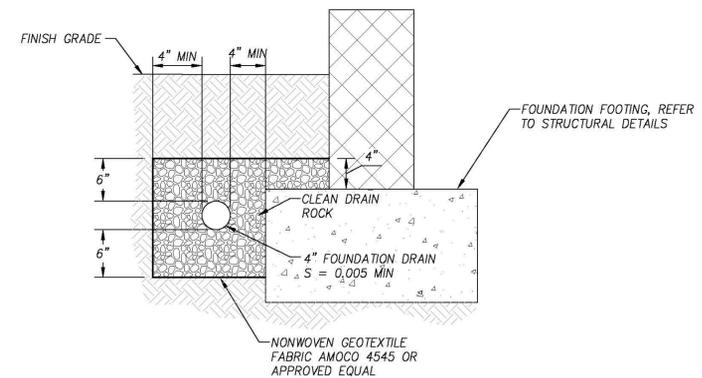
PIPE BEDDING AND BACKFILL DETAIL
N.T.S.



NOTE: CAST IRON FRAME AND COVER SHALL BE VALLEY IRON & STEEL CO. NO.'S 202 (6") OR 203 (8") OR APPROVED EQUAL.

NOTE: INSTALL CLEANOUTS AS SHOWN ON PLAN, AND PER PLUMBING CODE WHERE REQUIRED

STANDARD CLEANOUT
N.T.S.



FOUNDATION DRAIN DETAIL
N.T.S.

STORM SEWER

STORM SEWER PIPE AND PERFORATED PIPE SHALL BE PVC 3034 SDR35, OR APPROVED EQUAL. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TUALATIN STANDARD SPECIFICATIONS.

ADJUST MANHOLES, CLEAN OUT AND AREA DRAIN RIMS TO FINISH GRADE.

ALL RAIN DRAIN PIPING INSTALLED WITHIN 5.0 FEET OF A BUILDING TO BE SCHEDULE 40 PVC-D.W.V. PIPING OR APPROVED EQUAL.

MISC. UTILITIES

ELECTRICAL, TELEPHONE, GAS, AND TV SERVICE SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY. COORDINATE LOCATION WITH OWNER AND ENGINEER.

CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY TO ENSURE THE ADJUSTMENT OR RELOCATION OF EXISTING PEDESTALS AND UTILITY PADS TO MATCH FUTURE GRADES.

STORMWATER FACILITY NOTES

AMENDED TOPSOIL IN STORMWATER FACILITIES SHALL BE COMPOSED OF, 1 PART ORGANIC COMPOST, 1 PART GRAVELLY SAND AND 1 PART PLANTING TOPSOIL.

DRAINAGE GEOTEXTILE SHALL BE WOVEN OR NONWOVEN GEOTEXTILE FILTER FABRIC OF PP OR POLYESTER FIBERS, OR COMBINATION OF BOTH. FLOW RATES TO RANGE FROM 110 TO 330 GPM PER SQ FT WHEN TESTED ACCORDING TO ASTM D4491.

D:\Revit\2015 TBPF Phase II_Joshuap.rvt 1/12/2015 4:00:53 PM

GBD Architects, Incorporated

1120 NW Couch St.
 Ste. 300
 Portland, OR 97209

Tel. (503) 224-9656
 gbdarchitects.com

GBD © 2014

STAMP



CONSULTANT



PROJECT

TBPF PHASE II

7325 SW CHILDS RD
 PORTLAND, OR 97224

CLIENT

PORTLAND TRAIL
 BLAZERS

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DATE

FEBRUARY 20, 2015

PROJECT NUMBER

20086635

SCALE

SHEET TITLE

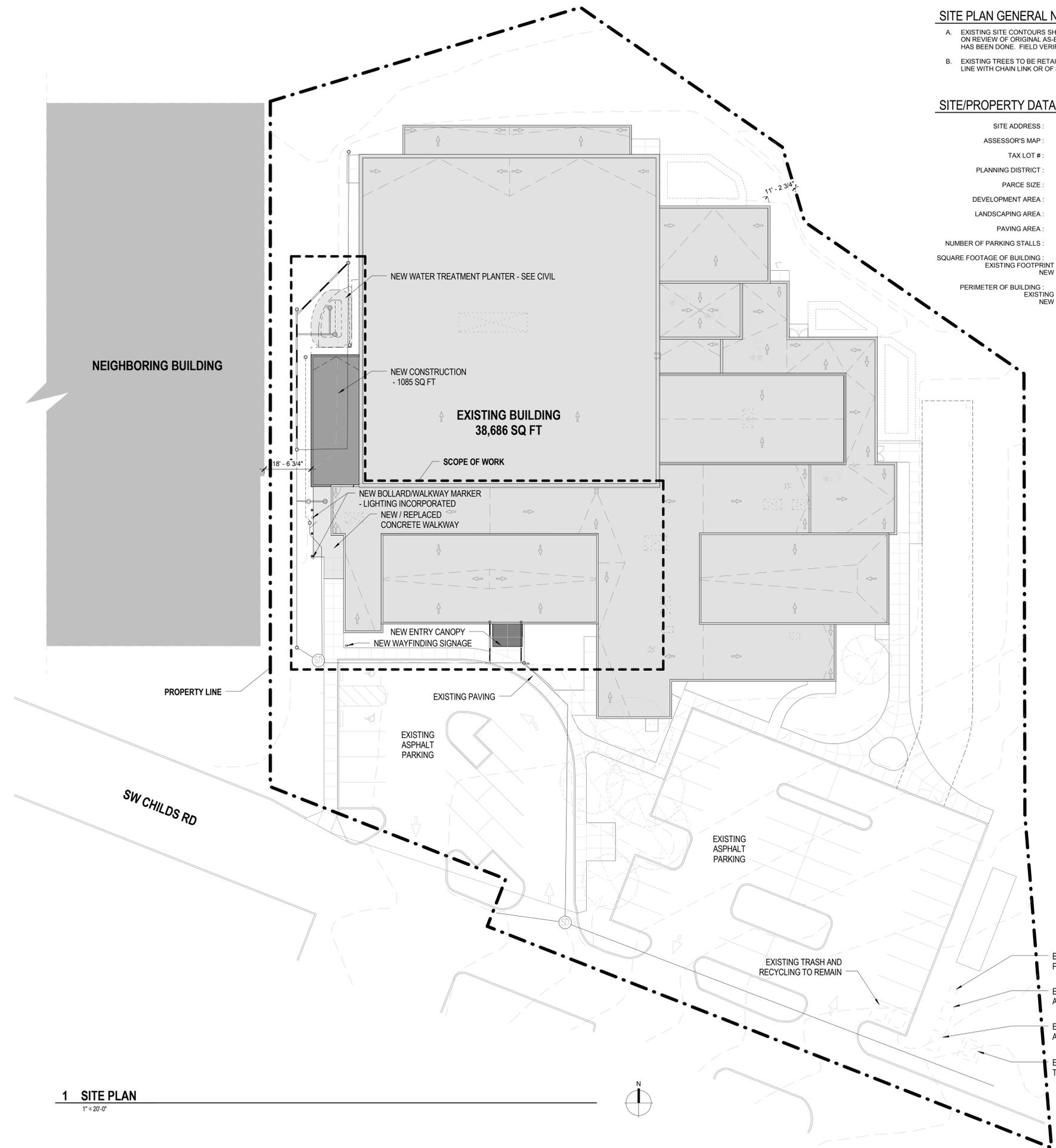
GENERAL NOTES
 AND DETAILS

SITE PLAN GENERAL NOTES

- A. EXISTING SITE CONTOURS SHOWN ARE APPROXIMATELY LOCATED BASED ON REVIEW OF ORIGINAL AS-BUILT DRAWINGS. NO CURRENT SURVEY HAS BEEN DONE. FIELD VERIFY ALL SITE CONTOUR/GRADING CHANGES.
- B. EXISTING TREES TO BE RETAINED SHALL BE FENCED AROUND THE DRIP LINE WITH CHAIN LINK OR OF STURDY FENCING DURING CONSTRUCTION.

SITE/PROPERTY DATA

SITE ADDRESS :	7325 SW CHILDS ROAD, TUALATIN, OR 97224
ASSESSOR'S MAP :	TAX MAP #2S1 24AB
TAX LOT # :	200/300
PLANNING DISTRICT :	CITY OF TUALATIN
PARCE SIZE :	99169 SF
DEVELOPMENT AREA :	64505 SF (65%)
LANDSCAPING AREA :	34663 SF (54%)
PAVING AREA :	24739 SF
NUMBER OF PARKING STALLS :	41 STALLS
SQUARE FOOTAGE OF BUILDING :	
EXISTING FOOTPRINT :	38686 SF
NEW :	1085 SF
PERIMETER OF BUILDING :	
EXISTING :	931' - 0"
NEW :	945' - 0"



1 SITE PLAN
 1" = 20'-0"

STAMP

PROJECT

TBPF PHASE II

7325 SW CHILDS RD
 PORTLAND, OR 97224

CLIENT

PORTLAND TRAIL
 BLAZERS

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 20 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

DATE

MARCH 05, 2015

PROJECT NUMBER

20086635

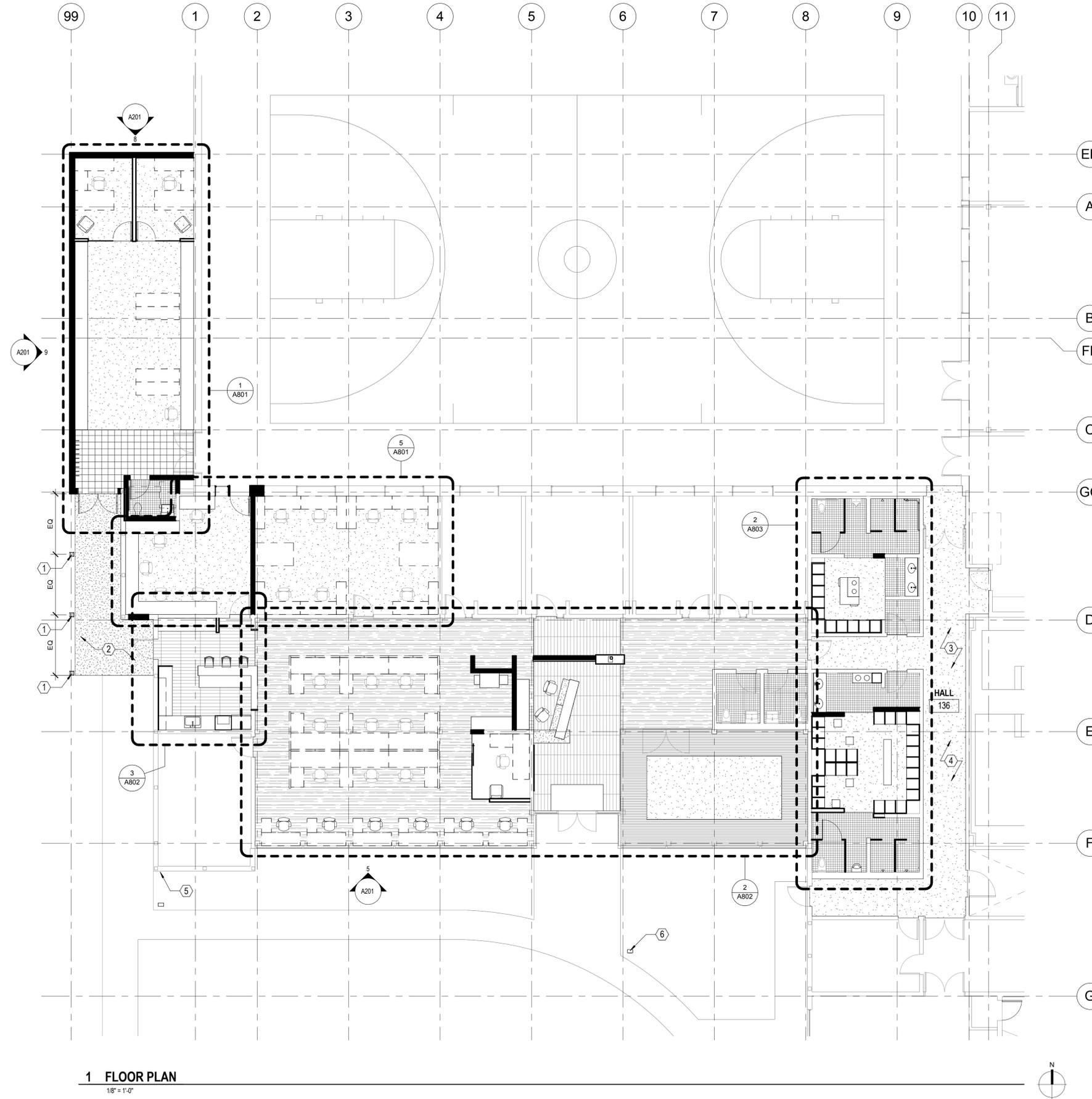
SCALE

As indicated

SHEET TITLE

SITE PLAN -
 ROOF PLAN

A001



GENERAL PLAN NOTES

- A. SEE ENLARGED PLANS FOR ROOM NUMBERS AND ADDITIONAL INFORMATION
- B. SEE SHEET GXXX FOR FIRE RATED CONSTRUCTION LOCATIONS

PLAN REFERENCE NOTES

- ① NEW BOLLARDS WITH PATH LIGHTING INCORPORATED - MATCH EXISTING
- ② NEW CONCRETE SIDEWALK TO MATCH EXISTING
- ③ NEW CARPET - VERIFY EXTENT WITH OWNER AND ARCHITECT
- ④ PATCH & PAINT WALLS AS NEEDED
- ⑤ NEW WAYFINDING SIGNAGE - SEE ELEVATION
- ⑥ NEW ADDRESS SIGNAGE

1 FLOOR PLAN
 1/8" = 1'-0"



STAMP

PROJECT
TBPF PHASE II
 7325 SW CHILDS RD
 PORTLAND, OR 97224

CLIENT
PORTLAND TRAIL BLAZERS

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 20 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

DATE
MARCH 05, 2015

PROJECT NUMBER
20086635

SCALE
As indicated

SHEET TITLE
FLOOR PLAN

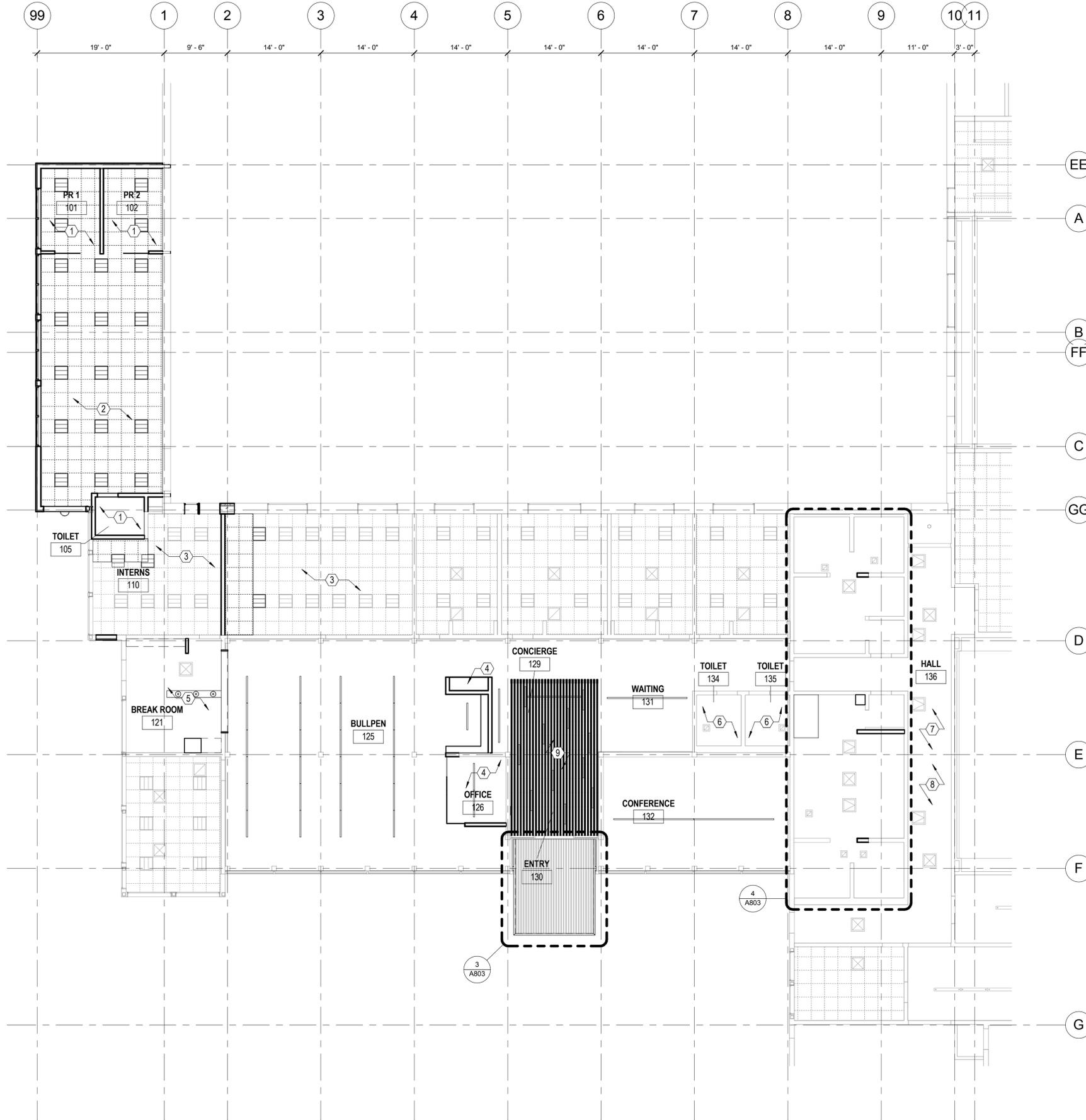
A101

GENERAL RCP NOTES

- A. SEE ENLARGED PLANS FOR MISSING ROOM NUMBERS AND ADDITIONAL INFORMATION
- B. SEE LIGHTING PLANS FOR LAYOUT AND FIXTURE TYPES - VERIFY LAYOUT, ZONES, AND CONTROLS WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- C. SEE SHEET GXXX FOR FIRE RATED CONSTRUCTION LOCATIONS

RCP REFERENCE NOTES

- ① NEW GYPSUM CEILING
- ② NEW ACT CEILING
- ③ MODIFY, REPAIR, OR REPLACE EXISTING ACT CEILING
- ④ NEW GYPSUM CEILING CLOUD
- ⑤ PATCH, REPLACE, OR REPAIR EXISTING GYSUM CEILING
- ⑥ REPAINT EXISTING ACT CEILING
- ⑦ REPLACE EXISTING LIGHTING WITH NEW LED FIXTURES
- ⑧ PATCH & PAINT AS NEEDED
- ⑨ NEW WOOD SOFFIT ELEMENTS - SEE SECTION



1 REFLECTED CEILING PLAN
 1/8" = 1'-0"

STAMP

PROJECT
TBPF PHASE II
 7325 SW CHILDS RD
 PORTLAND, OR 97224

CLIENT
PORTLAND TRAIL BLAZERS

Notice of Extended Payment Provision: The contract will allow the owner to make payment within 20 days after the date a billing or estimate is submitted. Notice of Alternate Billing Cycle: The contract will allow the owner to require the submission of billings or estimates in billing cycles other than 30-day cycles. Billings or estimates for the contract shall be submitted as follows: Each calendar month ending on the last day of the applicable month.

REVISIONS

DATE
 MARCH 05, 2015

PROJECT NUMBER
 20086635

SCALE
 As indicated

SHEET TITLE
 REFLECTED CEILING PLAN

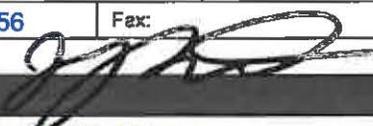
A701



City of Tualatin

www.tualatinoregon.gov

APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to:			
Name: Joshua Peterson		Title: Associate	
Company Name: GBD Architects Inc.			
Current address: 1120 NW Couch St, Suite 300,			
City: Portland		State: OREGON	ZIP Code: 97209
Phone: (503) 224-9656	Fax:	Email: joshuap@gbdarchitects.com	
Applicant			
Name: Joshua Peterson		Company Name: GBD Architects Inc.	
Address: 1120 NW Couch St, Suite 300,			
City: Portland		State: OREGON	ZIP Code: 97209
Phone: (503) 224-9656	Fax:	Email: joshuap@gbdarchitects.com	
Applicant's Signature: 		Date: March 5, 2015	
Property Owner			
Name: Chris Oxley, Portland Trailblazers			
Address: 7325 SW Childs Road			
City: Tualatin		State: OREGON	ZIP Code: 97224
Phone: (503) 797-9851	Fax:	Email: chris.oxley@trailblazers.com	
Property Owner's Signature: 		Date: March 5, 2015	
(Note: Letter of authorization is required if not signed by owner)			
Architect			
Name: Joshua Peterson, GBD Architects Inc.			
Address: 1120 NW Couch St, Suite 300,			
City: Portland		State: OREGON	ZIP Code: 97209
Phone: (503) 224-9656	Fax:	Email: joshuap@gbdarchitects.com	
Landscape Architect			
Name: Ron Peterson, HHPR			
Address: 205 SE Spokane St, Suite 200			
City: Portland		State: OREGON	ZIP Code: 97202
Phone: (503) 221-1131	Fax:	Email: kims@hhpr.com	
Engineer			
Name: Anne Monnier, KPFF			
Address: 111 SW Fifth Avenue, Suite 2500			
City: Portland		State: OREGON	ZIP Code: 97202
Phone: (503) 227-3251	Fax:	Email: kims@hhpr.com	
Project			
Project Title: Trail Blazers Practice Facility Renovation & Addition - Phase II			
Address: 7325 SW Childs Road			
City: Tualatin		State: OREGON	ZIP Code: 97224
Brief Project Description: Renovation of a number of the existing spaces, the addition of a new canopy, and the addition of a new single story space intended as a new media area.			
Proposed Use: The existing building usage will remain the same. Improvements and additions are being done to improve the existing building usage as an NBA training facility for the Portland Trailblazers Basketball staff.			

Value of Improvements: 818,540.00

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PARTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:



Date: March 5, 2015

Office Use

Case No:	Date Received:	Received by:
Fee: Complete Review (\$115-\$5040):	Receipt No:	
Application Complete as of:	ARB hearing date (if applicable):	
Posting Verification:	6 copies of drawings (folded)	
1 reproducible 8 ½" X 11" vicinity map	1 reproducible 8 ½" X 11" site, grading, LS, Public Facilities plan	
Neighborhood/Developer meeting materials		

GENERAL INFORMATION	
Site Address:	7325 SW Childs Road, Tualatin OR 97224
Assessor's Map and Tax Lot #:	Tax Map # 2S1 24AB, Tax Lot No. 200/300
Planning District:	City of Tualatin
Parcel Size:	99,169 SF
Property Owner:	Portland Trail Blazers Inc.
Applicant:	GBD Architects Inc.
Proposed Use:	Maintain existing use - NBA basketball training facility & office

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	41 stalls
Square footage of building(s):	39,767 SF
Square footage of landscaping:	34,663 SF
Square footage of paving:	24,739 SF
Proposed density (for residential):	N/A

For City Personnel to complete:

Staff contact person:

CITY OF TUALATIN FACT SHEET

General

Proposed use: The existing building usage will remain the same. These improvements and additions are only being done to improve and update the existing building usage as an NBA training facility for the Portland Trailblazers basketball team and staff.					
Site area:	2.28 acres	acres	Building footprint:	39,767 SF	sq. ft.
Development area:	1.48 acres	acres	Paved area:	24,739 SF	sq. ft.
	64,506 SF	Sq. ft.	Development area coverage:	65%	%

Parking Existing parking lot to remain as is.

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) _____ @ _____/1000 GFA = _____ _____ @ _____/1000 GFA = _____ _____ @ _____/1000 GFA = _____ Total parking required: _____ spaces Handicapped accessible = _____ Van pool = _____ Compact = (max. 35% allowed) = _____ Loading berths = _____	Spaces provided: Total parking provided: _____ spaces Standard = _____ Handicapped accessible = _____ Van pool = _____ Compact = _____ Loading berths = _____
---	---

Bicycles Existing covered bicycle parking to remain as is.

Covered spaces required: _____	Covered spaces provided: _____
--------------------------------	--------------------------------

Landscaping

Landscaping required: 15% % of dvpt. area 9,676 SF Square feet	Landscaping provided: 54% % of dvpt. area 34,663 SF Square feet
Landscaped parking island area required: _____ %	Landscaped parking island area provided: _____ %

Trash and recycling facility Existing trash & recycling to remain as is.

Minimum standard method: _____ square feet
Other method: _____ square feet

For commercial/industrial projects only

Total building area: 39,767 SF	sq. ft.	2 nd floor: N/A	sq. ft.
Main floor: 39,767 SF	sq. ft.	3 rd floor: N/A	sq. ft.
Mezzanine: N/A	sq. ft.	4 th floor: N/A	sq. ft.

For residential projects only

Number of buildings: _____	Total sq. ft. of buildings: _____	sq. ft.
Building stories: _____		

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S124AB00200

Site Address: 7325 SW Childs Road

City, State, Zip: Tualatin, OR, 97224-7713

Nearest Cross Street: _____

3. Owner Information

Name: Chris Oxley

Company: Portland Trail Blazers

Address: One Center Court Street

City, State, Zip: Portland, OR, 97227

Phone/Fax: (503) 797-9851

E-Mail: chris.oxley@trailblazers.com

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment Minor Land Partition
- Residential Condominium Commercial Condominium
- Residential Subdivision Commercial Subdivision
- Single Lot Commercial Multi Lot Commercial
- Other _____

5. Applicant Information

Name: Josh Peterson

Company: GBD Architects Inc.

Address: 1120 NW Couch St., Suite 300

City, State, Zip: Portland, OR, 97209

Phone/Fax: (503) 224-9656

E-Mail: joshuap@gbdarchitects.com

6. Will the project involve any off-site work? Yes No Unknown

Location and description of off-site work _____

7. Additional comments or information that may be needed to understand your project _____

Small addition on West side of existing building. Stormwater to be treated in new small planter.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Josh Peterson Print/Type Title Associate

ONLINE SUBMITTAL

Date 2/3/2015

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Laurie Harris Date 02/04/15

20086635

Portland Trail Blazers Practice Facility – Phase II – Renovation & Addition
7325 SW Childs Road
Portland, OR 97224

DESIGN NARRATIVE

The existing Trail Blazers Practice Facility was constructed in 1998. In 2013 an addition and remodel of the NW corner of the Facility was completed. This project was focused on improving and updating the player experience and function.

The current renovation/addition project will include the renovation of a number of the exiting spaces, as well as the addition of a program area intended to improve an existing program. This project will be focused on improving and updating the staff experience and function.

The addition will include:

- A new entry canopy
 - The design intent of new entry canopy is to blend into the existing building façade as if it was installed with the original build in 1998. Framed by a steel channel similar in form to the existing canopies on the East and North facades, and supported by angled steel rods, the new entry canopy is intended look as they were designed together. The design intent of the soffit material on the underside of the canopy is intended to mimic the design elements that do and will exist within the facility. This is intended to connect the new canopy with design experience inside of the building.
- A new Media space
 - The design intent of the new Media area is to mimic the existing façade directly both in material and design. With the exception of larger windows to bring more natural light into the space, the new Media area design elements are intended to match the existing building design as close as possible.

Overall, our design intent regarding all exterior additions to the Trail Blazers Practice Facility is to maintain the existing look, improve the existing function, minimize impact on existing landscaping, plant back any and all landscaping elements impacted by construction, and leave the existing off-street parking unchanged and unaffected.

20086635

Portland Trail Blazers Practice Facility – Phase II – Renovation & Addition
7325 SW Childs Road
Portland, OR 97224

UNCHANGED OCCUPANCY NARRATIVE

The existing Blazers Practice Facility was constructed in 1998 and remodeled in 2013.

The current renovation/addition project will include the renovation of a number of the existing spaces, as well as the addition of a program area intended to improve an existing program.

The addition will include:

- A new entry canopy
- A new Media space

Together with the new additions, several of the existing spaces will be renovated with revised layouts and upgraded finishes. The renovated spaces will include those spaces that are adjacent to/impacted by the additions noted above as well as:

- The entry lobby
- The existing office spaces
- The assistant coaches office
- The Break Room
- The old Media Room
- The bathrooms at the entry
- The coaches and staff locker rooms

All of the work being done under this renovation/addition project is being done to better the use of the existing practice facility building. The Blazers are not expanding the number of people who will occupy this building. The building will remain occupied by only Blazers players, coaches, and staff members.

The Blazers currently hold press conferences and all other Media related functions within the existing facility. The addition of a larger Media space will allow them to more efficiently and securely host Media outlets throughout their season. It will also allow them to use the existing Media area as designated location for all interns to perform their current tasks and duties.

As is stated above, none of the work being completed under this project will increase the number of occupants in the building, nor the number of people coming and going from the building.

EXHIBIT A

LEGAL DESCRIPTION

Parcel I:

A tract of land being a portion of Lot 38 of the plat of TUALATIN VALLEY HOMES, in the City of Tualatin, County of Washington and State of Oregon, more particularly described as follows:

Beginning at a point on the East line of that tract of land referred to as the "First Tract" in that Deed recorded June 8, 1943 in Book 218, Page 457, Washington County Deed Records, which is also on the Northeasterly line of said Lot 38, said true point of beginning being bearing North 89°38'35" East, along the North line of Section 24, Township 2 South, Range 1 West, of the Willamette Meridian, a distance of 858.10 feet and South 00°16'00" East, along the East line of said tract of land referred to as the "First Tract", a distance of 106.50 feet from an aluminum cap the North quarter corner of said Section 24; thence from said point of beginning, South 39°02'30" East along the Northeasterly line of said Lot 38, a distance of 105.43 feet to the West right of way line of Interstate Highway No. 5, as conveyed to the State of Oregon, by and through it's State Highway Commission by the Final Judgment entered May 7, 1973, in Suite No. 33-391, Washington County Circuit Court; thence South 16°17'19" West along said West right of way line a distance of 173.78 feet to an angle point in said West right of way line; thence South 11°49'58" West along said West right of way line a distance of 78.76 feet to the East line of said tract referred to as the "First Tract"; thence North 00°16'00" West along the East line of said "First Tract" a distance of 325.79 feet to the point of beginning.

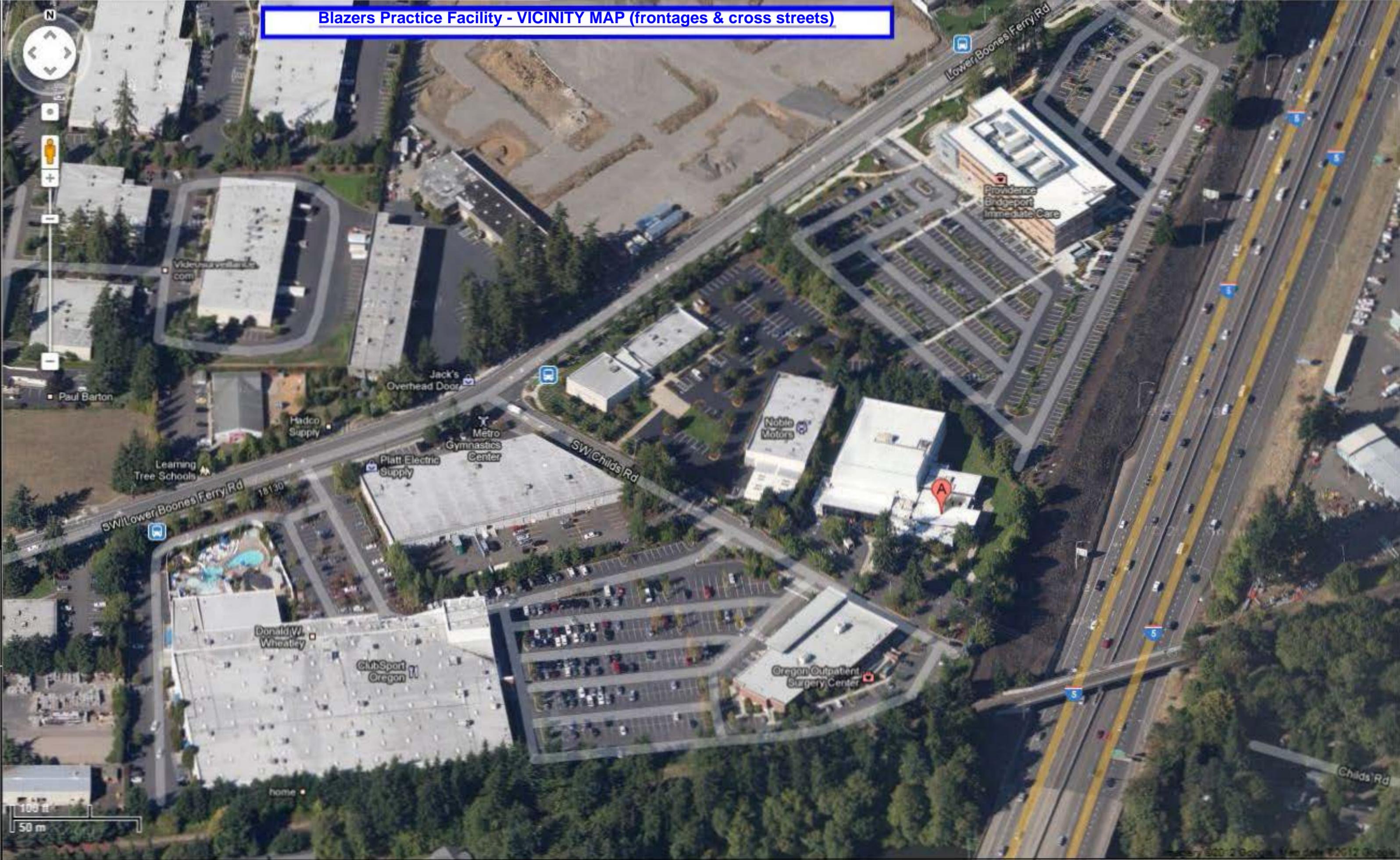
Parcel II:

A tract of land located in the Northeast quarter of Section 24, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, more particularly described as follows:

Beginning at an iron pipe on the North line of said Section 24, said iron pipe being at the Southeast corner of the Southwesterly 20 foot wide strip of Lot 40 of the plat of TUALATIN VALLEY HOMES, Washington County Plat Records, said iron pipe also bearing North 89°38'35" East a distance of 797.33 feet from an aluminum cap at the North quarter corner of said Section 24; thence from the true point of beginning, South 39°02'30" East along the projection of the Northeasterly boundary of said 20 foot strip a distance of 97.03 feet to the East line of that tract of land referred to as the "First Tract" in that Deed recorded June 8, 1943, in Book 218, Page 457, said Deed Records; thence South 00°16'00" East along the East line of said "First Tract" a distance of 356.55 feet to the West right of way line of Interstate Highway No. 5; thence South 11°49'58" West along said West right of way line a distance of 52.49 feet to the centerline of Southwest Childs Road, this portion having been vacated by City of Tualatin Ordinance No. 841-91, recorded August 16, 1991 as Recorder's Fee No. 91-045127 Deed Records; thence North 52°15'00" West along said centerline a distance of 239.82 feet to the Northwesterly terminus of said vacation of Southwest Childs Road; thence North 37°45'00" East along the Northwesterly terminus of said Childs Road a distance of 20.00 feet to the Northeasterly right of way line of Southwest Childs Road; thence North

52°15'00" West along said Northeasterly right of way line a distance of 100.00 feet; thence North 16°27'09" East a distance of 270.13 feet to the North line of said Section 24; thence North 89°38'35" East along the North line of said Section 24 a distance of 128.02 feet to the point of beginning.

Blazers Practice Facility - VICINITY MAP (frontages & cross streets)



Providence
Bridgeport
Immediate Care

Noble
Motors

Metro
Gymnastics
Center

Platt Electric
Supply

Hadco
Supply

Learning
Tree Schools

Donald W.
Wheatley

Club Sport
Oregon

Oregon Outpatient
Surgery Center

Lower Boones Ferry Rd

SW Childs Rd

SW Lower Boones Ferry Rd

Childs Rd

100 ft
50 m



10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.570.0626 F: 503.982.9307 republicservices.com

Josh A. Peterson AIA
GBD Architects Inc.
1120 NW couch St.
Suite 300
Portland, Oregon 97209

Re: Trailblazer addition 7325 Childs Rd. Portland OR 97224

Dear Josh;

Thank you, for sending me your site plans for this additional development in Tualatin, for the Portland Trailblazers.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Tualatin. We provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

The building additions as drawn will not affect our capabilities to continue to service this site as we presently are.

Thank you Josh; for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink that reads "Frank J. Lonergan".

Frank J. Lonergan
Operations Manager
Republic Services Inc.

MEMORANDUM

Date: April 17, 2015
To: Colin Cortes, Assistant Planner, City of Tualatin
From: Jackie Sue Humphreys, ^{WS}Clean Water Services (the District)
Subject: Trail Blazers Training Facility Expansion, AR-15-04, 2S124AB00200

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (the District) Storm Water Connection Permit Authorization must be obtained. Application for the District's Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 07-20, (or current R&O in effect at time of Engineering plan submittal), and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.2.b-1.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans.
- c. Detailed plans showing the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, Section 4.02.4.
- e. If use of an existing offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.

- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute the District's approval of storm or sanitary sewer compliance to the NPDES permit held by the District. The District, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.



Prior to construction, the project area may need to be located vertically and horizontally by your contractor.

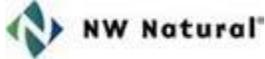
If you have any questions or comments please contact me or Andrew Young (office: 503.226.4211 ext. 2980|cell: 360.281.6169 |email: Andrew.Young@nwnatural.com)

From: Young, Andrew F.
Sent: Monday, April 13, 2015 3:49 PM
To: Ramsey, Douglas
Subject: FW: Notice of Application Submittal - Architectural Review AR-15-04 - Trail Blazers Building Addition @ 7325 SW Childs Rd

Thank you.

Andrew F. Young, P.E.
Engineering Supervisor – Field Services

NW Natural | 220 NW 2nd Avenue | Portland, Oregon 97209
office: 503.226.4211 ext. 2980|cell: 360.281.6169 |email: Andrew.Young@nwnatural.com



From: Lynette Sanford [<mailto:LSanford@ci.tualatin.or.us>]

Sent: Wednesday, April 08, 2015 2:30 PM

To: Clean Water Services; Frontier Communications; Metro; Young, Andrew F.; ODOT; PGE; PGE; PGE; PGE-Ken Spencer; Republic Services; Tigard Tualatin School District; Tri Met; TVFR; US Postal Service; WA County - Annexations; Washington County - Naomi Vogel; WCCCA; Alice Cannon; Aquilla Hurd-Ravich; Ben Bryant; Don Hudson; Jerald Postema; Jim Sayers; Kelsey Lewis; Kent Barker; Linda Moholt; Linda Odermott; Martin Loring; Matt Peckinpah; Mick Wilson; Paul Hennon; Rich Mueller; Sean Brady; Sherilyn Lombos; Tom Scott; Tom Steiger; Tony Doran; afamhouse@gmail.com; alan.jo@frontier.com; alex.simshaw@gmail.com; atasaedi@hotmail.com; cjben5915@hotmail.com; cmdarby@comcast.net; cphill9@comcast.net; dormanc@wcb.com; doug_ulmer@comcast.net; erik@johannesfamily.com; famtunstall1@frontier.com; gannett@oregonrn.org; jan.giunta@gmail.com; jbcgmag@comcast.net; jmakarowsky@comcast.net; john.howorth@3j.consulting.com; jon@tualatinlife.com; jraikoglo@aol.com; jrpride@frontier.com; kaydix@comcast.net; loop@klcorp.com; rachelcarpenterrealty@gmail.com; rfo@earthlink.com; robertekellogg@yahoo.com; roy@rueckco.com; s.caporale@comcast.net; s.caporale@yahoo.com; sander5389@comcast.net; Scott Miller; stefan@feuerherdtlaw.com; tualatincommercialcio@gmail.com; tualatinindustrialcio@gmail.com; willie.fisher@gmail.com

Cc: Colin Cortes; Ginny Kirby

Subject: Notice of Application Submittal - Architectural Review AR-15-04 - Trail Blazers Building Addition @ 7325 SW Childs Rd

We've received an application for an Architectural Review – AR-15-04. This is to construct a building addition in the form of a media room and add an entrance canopy to the existing building used as a National Basketball Association (NBA) training facility for the Portland Trail Blazers. This is located at 7325 SW Childs Rd, TLID 2S124AB00200.

You may view the application materials on our web page: <http://www.tualatinoregon.gov/planning/ar-15-04-trail-blazers-building-addition>

Lynette Sanford

Office Coordinator

City of Tualatin | Planning Division

503.691.3026 | www.tualatinoregon.gov

Colin Cortes

From: Darby, Ty M. [Ty.Darby@tvfr.com]
Sent: Friday, April 10, 2015 10:34 AM
To: Colin Cortes
Subject: RE: Notice of Application Submittal - Architectural Review AR-15-04 - Trail Blazers Building Addition @ 7325 SW Childs Rd

Hi Colin,

I have reviewed AR-15-04. Fire Apparatus access is acceptable. The Fire District has no further comment on this AR.

Thank you.

Ty Darby | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1409

www.tvfr.com

From: Lynette Sanford [<mailto:LSanford@ci.tualatin.or.us>]

Sent: Wednesday, April 08, 2015 2:30 PM

To: Clean Water Services; Frontier Communications; Metro; NW Natural Gas; ODOT; PGE; PGE; PGE; PGE-Ken Spencer; Republic Services; Tigard Tualatin School District; Tri Met; Darby, Ty M.; US Postal Service; WA County - Annexations; Washington County - Naomi Vogel; WCCCA; Alice Cannon; Aquilla Hurd-Ravich; Ben Bryant; Don Hudson; Jerald Postema; Jim Sayers; Kelsey Lewis; Kent Barker; Linda Moholt; Linda Odermott; Martin Loring; Matt Peckinpah; Mick Wilson; Paul Hennon; Rich Mueller; Sean Brady; Sherilyn Lombos; Tom Scott; Tom Steiger; Tony Doran; afamhouse@gmail.com; alan.jo@frontier.com; alex.simshaw@gmail.com; atasaedi@hotmail.com; cjben5915@hotmail.com; cmdarby@comcast.net; cphill9@comcast.net; dormanc@wcb.com; doug_ulmer@comcast.net; erik@johannesfamily.com; famtunstill1@frontier.com; gannett@oregonrn.org; jan.giunta@gmail.com; jbcgmag@comcast.net; jmakarowsky@comcast.net; john.howorth@3j.consulting.com; jon@tualatinlife.com; jraikoglo@aol.com; jrpride@frontier.com; kaydix@comcast.net; loop@klcorp.com; rachelcarpenterrealty@gmail.com; rfo@earthlink.com; robertekellogg@yahoo.com; roy@rueckco.com; s.caporale@comcast.net; s.caporale@yahoo.com; sander5389@comcast.net; Scott Miller; stefan@feuerherdtlaw.com; tualatincommercialcio@gmail.com; tualatinindustrialcio@gmail.com; willie.fisher@gmail.com

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