



A. CALL TO ORDER

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

C. CITIZEN COMMENTS

This section of the agenda allows citizens to address the Commission regarding any issue not on the agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

D. CONSENT AGENDA (Item No. 1 - 3)

Page No.

The Consent Agenda will be enacted with one vote. The Chairman will first ask the staff, the public and the Commissioners if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under "Items Removed from the Consent Agenda." The entire Consent Agenda, with the exception of items removed to be discussed under "Items Removed from the Consent Agenda," is then voted upon by roll call under one motion.

1. Approval of Minutes of the Work Session and Meetings of November 9, 2009
2. Resolution No. 579-09 Authorizing Compensation for Right-of-Way, Easements
and Business Relocation Associated with the SW Leveton
Drive Extension Project (L & T Properties, LLC)
3. Resolution No. 580-09 Authorizing a Revocable Permit for Wall Signs on the Seneca
Building Tualatin Development Commission Property
(Core Area Parking District "White Lot")

E-F. PUBLIC HEARINGS

None.

H. GENERAL BUSINESS

None.

H. ITEMS REMOVED FROM CONSENT AGENDA

Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.

I. COMMUNICATIONS FROM COMMISSIONERS

J. EXECUTIVE SESSION

K. ADJOURNMENT



Approved by Tualatin
Development Commission
Date 11-23-09
Recording Sec W. Smith

STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

FROM: Sherilyn Lombos, Administrator *SL*

DATE: November 23, 2009

SUBJECT: APPROVAL OF THE MINUTES FOR THE WORK SESSION AND MEETING OF NOVEMBER 9, 2009

ISSUE BEFORE THE COMMISSION:

The issue before the Commission is to approve the minutes for the work session and meeting of November 9, 2009.

RECOMMENDATION:

Staff respectfully recommends that the Commission adopt the attached minutes.

FINANCIAL IMPLICATIONS:

There are no financial impacts associated with this item.

Attachments: Minutes

TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE
TUALATIN, OR 97062-7092

503 / 692-2000

Approved by Tualatin
Development Commission
Date 11-23-09
Recording Sec Maureen Smith



TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF NOVEMBER 9, 2009

PRESENT: Chairman Pro tem Chris Barhyte; Commissioners Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator, Mike McKillip, City Engineer; Doug Rux, Community Development Director; Brenda Braden, City Attorney; Paul Hennon, Community Services Director; Don Hudson, Finance Director; Kent Barker, Police Chief; Dan Boss, Operations Director; Eric Underwood, Development Coordinator; Carina Christensen, Assistant to the City Manager; Maureen Smith, Recording Secretary

ABSENT: Chairman Lou Ogden* [** denotes excused*]

A. CALL TO ORDER

Chairman Pro tem Barhyte called the work session to order at 5:09 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS – N/A

C. CITIZEN COMMENTS – N/A

D. CONSENT AGENDA

No changes to the Consent Agenda were made by the Commission.

E-F. PUBLIC HEARINGS – N/A

G. GENERAL BUSINESS – N/A

H. ITEMS REMOVED FROM CONSENT AGENDA – N/A

I. COMMUNICATIONS FROM COMMISSIONERS

None.

J. EXECUTIVE SESSION

None.

K. ADJOURNMENT

The work session adjourned at 5:10 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

Maureen Smith

TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE
TUALATIN, OR 97062-7092

503 / 692-2000

Approved by Tualatin
Development Commission
Date 11-23-09
Recording Sec W. Smith



TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF NOVEMBER 9, 2009

PRESENT: Chairman Pro tem Chris Barhyte; Commissioners Monique Beikman, Joelle Davis, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, Administrator; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Brenda Braden, City Attorney; Maureen Smith, Recording Secretary

ABSENT: Chairman Lou Ogden* [** denotes excused*]

[Unless otherwise noted MOTION CARRIED indicates all in favor.]

A. CALL TO ORDER

Chairman Pro tem Barhyte called the meeting to order at 10:14 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

None.

C. CITIZEN COMMENTS

None.

D. CONSENT AGENDA

MOTION by Commissioner Maddux, SECONDED by Commissioner Harris to adopt the Consent Agenda as read:

1. Approval of Minutes of the Work Sessions and Meetings of October 12, 2009 and October 26, 2009

MOTION CARRIED.

E-F. PUBLIC HEARINGS

None.

G. GENERAL BUSINESS

None.

H. ITEMS REMOVED FROM CONSENT AGENDA

Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.

I. COMMUNICATIONS FROM COMMISSIONERS

None.

J. EXECUTIVE SESSION

None.

K. ADJOURNMENT

MOTION by Commissioner Barhyte, SECONDED by Commissioner Maddux to adjourn the meeting at 10:15 p.m. MOTION CARRIED.

Sherilyn Lombos, Administrator

Recording Secretary





Approved by Tualatin
Development Commission
Date 11-23-09
Recording Sec LU Smith

STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator *SL*

FROM: Doug Rux, Community Development Director *DR*
Eric Underwood, Development Coordinator *EU*

DATE: November 23, 2009

SUBJECT: RESOLUTION AUTHORIZING COMPENSATION FOR RIGHT-OF-WAY, EASEMENTS AND BUSINESS RELOCATION ASSOCIATED WITH THE SW LEVETON DRIVE EXTENSION PROJECT (L & T PROPERTIES, LLC)

ISSUE BEFORE THE COMMISSION:

Whether the Tualatin Development Commission should adopt a resolution authorizing compensation for Right-of-Way, Temporary Construction Easement and Slope/Utility Easement as part of the SW Leveton Drive Extension Project.

RECOMMENDATION:

Staff recommends that the Commission adopt the attached resolution.

EXECUTIVE SUMMARY:

- This action is not a public hearing.
- The Fiscal Year 09/10 Leveton Tax Increment District Project Fund contains a capital project to design roadway improvements, and acquire rights-of-way and easements for the SW Leveton Drive Extension Project.
- The project will occur in two phases and are described as follows:
 - The first phase consists of the extension of Leveton Drive to SW 130th Avenue then construction of SW 130th Avenue to Highway 99W.
 - The second phase consists of the construction of SW 128th Avenue to the future Cummins Drive.
- The project area extends west from SW 128th Avenue to SW 130th Avenue then northerly to Highway 99W (Attachment A Vicinity Map).
- Improvements include a 3-lane roadway, 6' sidewalks on both sides of the roadway, location of utilities, street signs, turn lanes, intersection improvements, storm drainage system, sewer, installation of curb and gutter, planter strip (landscaping) with irrigation, street trees, water quality tracts, and wetland mitigation.

STAFF REPORT: Compensation for Rights-of-Way and Easements

November 23, 2009

Page 2 of 3

- The primary purpose of constructing the roadway is to better facilitate freight mobility and industrial traffic flow within the District.
- As part of the project, rights-of-way acquisition, slope/ utility and temporary easements have been identified.
- Once the Commission authorizes the compensation for the right-of-way and easement, the Deed of Dedication and Slope/Public Utility Easement will be forwarded to the City Council for acceptance.
- The Tualatin Development Commission accepts the Temporary Construction Easement.
- The right-of-way and easements are necessary for construction of the street improvement project and address the following properties:
 - L & T Properties, LLC
- The business requiring relocation consists of heavy equipment and the cost for reimbursing the business owner for relocating the equipment is assessed at \$16,950.
- The equipment relocation cost is not included in the closing cost of \$248,900.
- The reimbursement of the \$16,950 will not be paid to the business owner until the equipment is relocated and a claim is filed.
- By statute, the business owner has up to 12 months to move the equipment if the public improvements do not occur within a year. Otherwise, the business owner must relocate the equipment prior to construction.
- Also by statute, the business owner has up to six months to file a claim once the equipment has been moved.
- There are additional Rights-of-Way, Slope/Public Utility Easements and Temporary Construction Easements that will be forwarded to the Commission for authorization of compensation and to the City Council for acceptance upon completion of negotiations with property owners within the project construction limits.
- Before proceeding with the next stage of this project, the Commission needs to authorize the resolution to authorize compensation for rights-of-way and easements.
- There are no criteria to apply to this request.

OUTCOMES OF DECISION:

Approval of the request to authorize compensation for rights-of-way and easements will result in the following:

1. Allow the Commission to obtain the rights-of-way and easements needed to construct roadway improvements.
2. Allow the SW Leveton Drive Extension Project to maintain its current timeline.

Denial of the request to authorize compensation for rights-of-way and easements will result in the following:

1. The project will be delayed.
2. The Commission will need to decide whether or not to renegotiate right-of-way and easement acquisition costs.

ALTERNATIVES TO RECOMMENDATION:

Alternatives evaluated to authorizing compensation for rights-of-way and easements are as follows:

1. Renegotiate right-of-way and easement acquisition costs with current property owners.
2. Put project on hold.

FINANCIAL IMPLICATIONS:

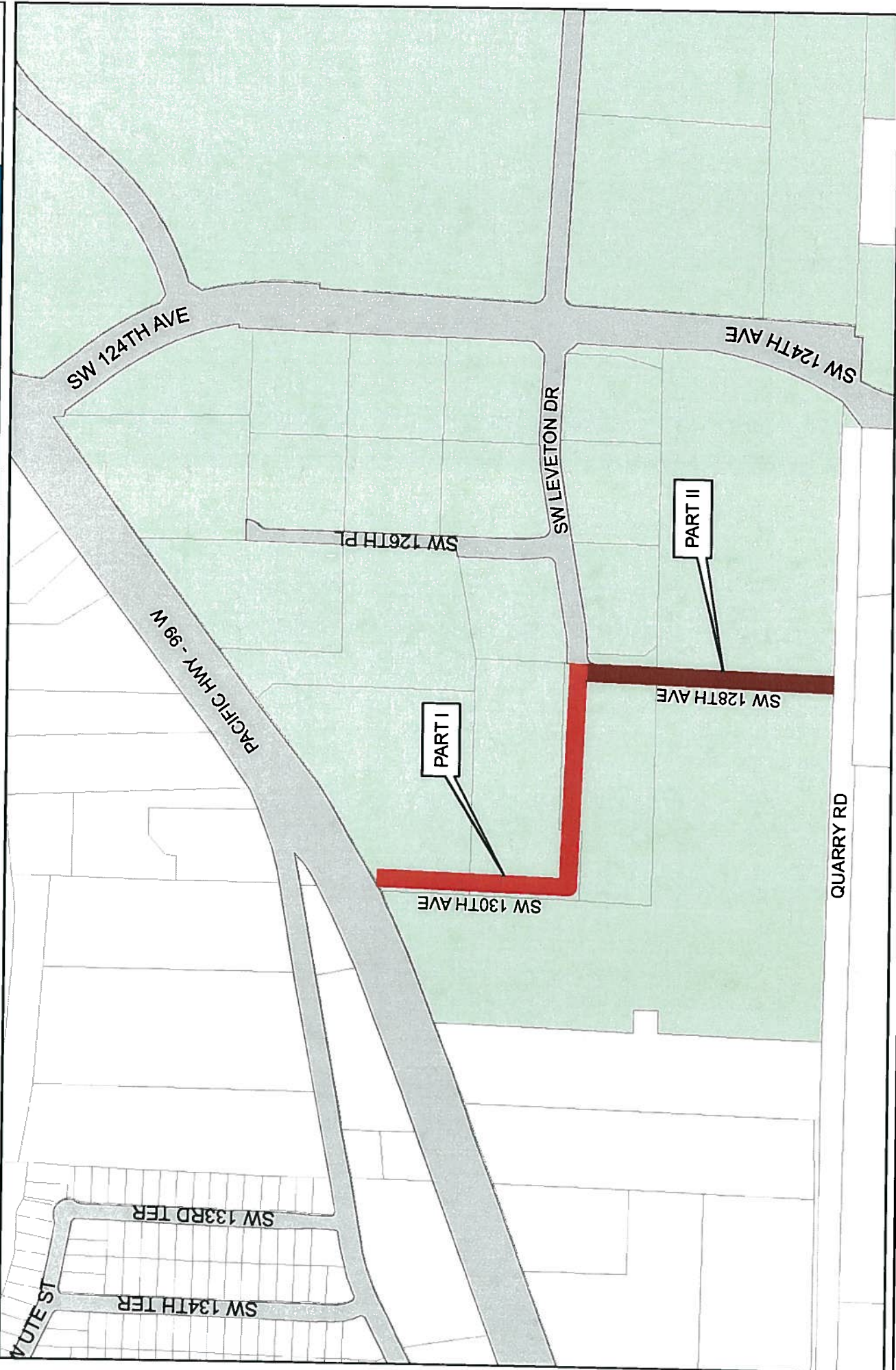
The agreed upon compensation is \$231,624 for Right-of-Way, \$5,572 for Slope/Utility Easement, \$9,204 for Temporary Construction Easement and \$16,950 for business relocation reimbursement and is within the amount budgeted for the project (\$2,200,000) for FY 09/10. The amount is also the same as the appraised value.

PUBLIC INVOLVEMENT:

Public involvement is not required as part of this action.

Attachments:

- A. Vicinity Map
- B. Rights-of-Way and Slope/Utility Easements Map
- C. Resolution with Exhibits



Leveton Tax Increment District

RF 1:4,500

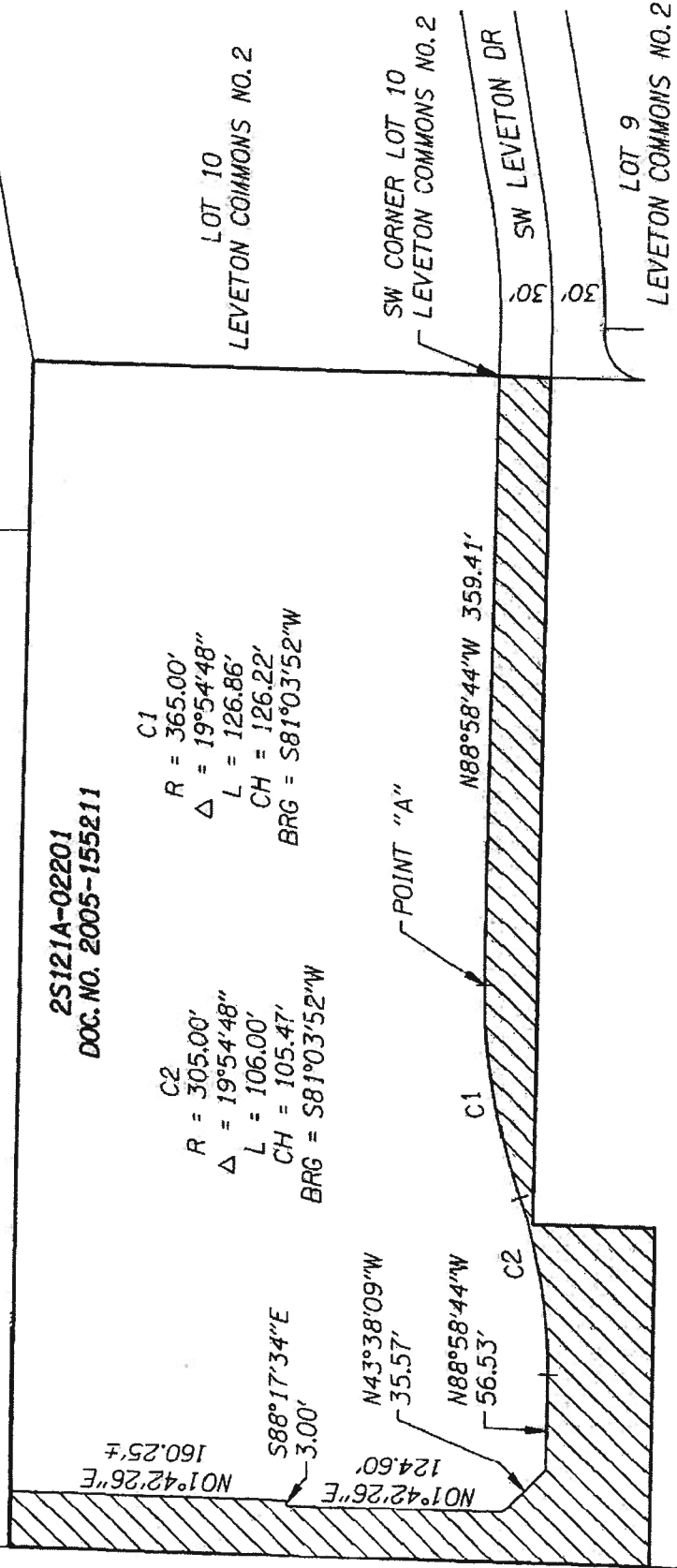
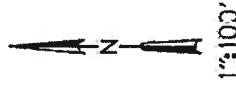


This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualgis, OR, assumes no responsibility or liability for any errors or omissions. The map is provided "as is". Engineering and Building Dept. Plotted 10/17/2007

EXHIBIT B

ACQUISITION MAP
TUALATIN DEVELOPMENT COMMISSION
NE 1/4 SECTION 21, T.2S., R.1W., W.M.

SOUTH ROW
SW PACIFIC HWY



PARCEL 1
ROW DEDICATION
AREA = 36,184 S.F. ±

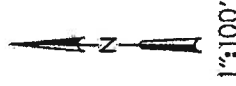
SW LEVETON DRIVE EXTENSION PROJECT
PAGE 1 OF 2
DECEMBER 3, 2008
REVISED JANUARY 14, 2009

CH2MHILL

EXHIBIT B

ACQUISITION MAP
TUALATIN DEVELOPMENT COMMISSION
NE 1/4 SECTION 21, T.2S., R.1W., W.M.

SOUTH ROW
SW PACIFIC HWY



2S121A-02200

2S121A-02201
DOC. NO. 2005-155211

C2
R = 272.00'
 $\Delta = 19^\circ 54' 48''$
L = 94.53'
CH = 94.06"
BRG = S81°03'52"W

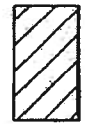
C1
R = 398.00'
 $\Delta = 19^\circ 54' 48''$
L = 138.33'
CH = 137.63"
BRG = S81°03'52"W

LOT 10
LEVETON COMMONS NO. 2

SW CORNER LOT 10
LEVETON COMMONS NO. 2
SW LEVETON DR
LOT 9
LEVETON COMMONS NO. 2

2S121A-02202

PARCEL 2
PERMANENT SLOPE
& UTILITY EASEMENT
AREA = 5,804 S.F. ±



PARCEL 3
TEMPORARY CONSTRUCTION EASEMENT
AREA = 8,444 S.F. ±



SW LEVETON DRIVE EXTENSION PROJECT
PAGE 2 OF 2
DECEMBER 3, 2008
REVISED JANUARY 14, 2009

CH2MHILL

RESOLUTION NO. _____

RESOLUTION AUTHORIZING COMPENSATION FOR RIGHT-OF-WAY,
EASEMENTS AND BUSINESS RELOCATION ASSOCIATED WITH THE SW
LEVETON DRIVE EXTENSION PROJECT (L & T PROPERTIES, LLC)

BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION, THE
URBAN RENEWAL AGENCY OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The following compensation be paid for Right-of-Way and
Easements associated with the SW Leveton Drive Extension Project:

- a. Deed of Dedication from:
 - i. L & T Properties, LLC - \$231,624
- b. Slope/Public Utility Easements from
 - i. L & T Properties, LLC - \$5,572
- c. Temporary Construction Easement from
 - i. L & T Properties, LLC - \$9,204
- d. Business Relocation Reimbursement for
 - i. L & T Properties, LLC - \$16,950

Section 2. The attached document (Exhibit 1) is accepted by the Tualatin
Development Commission, the Urban Renewal Agency of the City of Tualatin:

- a. Temporary Construction Easement from L & T Properties, LLC.

INTRODUCED AND ADOPTED this 23rd day of November, 2009.

TUALATIN DEVELOPMENT COMMISSION,
the urban renewal agency of the City of
Tualatin, Oregon

By _____
Chairman

ATTEST:

By _____
Administrator

APPROVED AS TO LEGAL FORM


CITY ATTORNEY

RESOLUTION NO. 579-09

RESOLUTION AUTHORIZING COMPENSATION FOR RIGHT-OF-WAY,
EASEMENTS AND BUSINESS RELOCATION ASSOCIATED WITH THE SW
LEVETON DRIVE EXTENSION PROJECT (L & T PROPERTIES, LLC)

BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION, THE
URBAN RENEWAL AGENCY OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The following compensation be paid for Right-of-Way and Easements
associated with the SW Leveton Drive Extension Project:

- a. Deed of Dedication from:
 - i. L & T Properties, LLC - \$231,624
- b. Slope/Public Utility Easements from
 - i. L & T Properties, LLC - \$5,572
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 - i. L & T Properties, LLC - \$9,204
- d. Business Relocation Reimbursement for
 - i. L & T Properties, LLC - \$16,950

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- a. Temporary Construction Easement from L & T Properties, LLC.

INTRODUCED AND ADOPTED this 23rd day of November, 2009.

TUALATIN DEVELOPMENT COMMISSION,
the urban renewal agency of the City of
Tualatin, Oregon

By  _____
Chairman

APPROVED AS TO LEGAL FORM


CITY ATTORNEY

ATTEST:

By  _____
Administrator



CITY OF TUALATIN, OREGON

TEMPORARY CONSTRUCTION EASEMENT

L & T Properties, LLC, an Oregon Limited Liability Company, Grantor, in consideration of the sum of **Nine Thousand Two Hundred Four and No/100 Dollars (\$9,204.00)** and other good and valuable consideration, more specifically described in the attached Letter of Agreement, hereby grants unto the Tualatin Development Commission, Grantee, its successors and assigns, a temporary easement and right-of-entry for the purpose of constructing street improvements on real property located in Washington County, State of Oregon, that is more particularly described as follows:

*See description and drawing attached to and
by reference made a part of this document*

This easement shall become effective from the date signed below and shall continue for a period of two years or until completion of the project whichever is earlier, for the purpose above described.

Subject to the limitations and conditions of the Oregon Constitution and ORS 30.260 to 30.300, the Grantee agrees to indemnify Grantor from all claims made for injury to person or property caused by Grantee's negligence during the actual use by Grantee of the property for any of the above described purposes.

The Grantee shall have the right at any time during the easement period to enter upon the above described real property for the purpose hereinabove mentioned. In connection therewith, Grantee may remove any trees, shrubs, or other materials necessary or convenient to accomplish said purposes. Grantee shall repair any damage to the property caused by Grantee's use for the purpose above described and shall restore the property.

Dated the last day signed below:

By: Greg D Smith
Title: Member.
Date: 7/20/09.



Approved by Tualatin
Development Commission
Date 11-23-09
Recording Sec ll Smith

STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Doug Rux, Community Development Department *DR*
William Harper, Associate Planner *WH*

DATE: November 23, 2009

SUBJECT: RESOLUTION AUTHORIZING A REVOCABLE PERMIT FOR
WALL SIGNS ON THE SENECA BUILDING TUALATIN
DEVELOPMENT COMMISSION PROPERTY (CORE AREA
PARKING DISTRICT "WHITE LOT")

ISSUE BEFORE THE COMMISSION:

A request for a revocable permit authorizing the placement of wall signs on the 2nd floor exterior walls of the Seneca Building that will overhang the Tualatin Development Commission (TDC) Core Area Parking District "White Lot" property (2S124BC Tax Lot 2703) on the west elevation of the building. The wall sign features will not interfere with the necessary public access or obstruct pedestrian use of the property.

RECOMMENDATION:

Staff recommends the Commission adopt the attached resolution (Attachment E).

EXECUTIVE SUMMARY:

- This is not a legislative or quasi-judicial action, but a permit authorization.
- The applicant is David Emami, the owner of the 2-story Seneca Building that was originally approved in Architectural Review AR-78-15 as the "Berry Building". Mr. Emami requests a revocable permit to allow wall signage on the Seneca Building 2nd floor exterior wall to extend over public right-of-way and over City-owned property (Attachment A). The building is multi-tenant, with retail and office on the first floor and office on the 2nd floor. Exterior building renovations proposed and completed by Mr. Emami were approved in AR-05-18. The Seneca Building property is in a CC (Central Commercial) Planning District located at 7995-7997 SW Seneca Street & 18885-18893 SW Martinazzi Avenue (2S1 24BC 2701). The property is also located in the Central Urban Renewal District (CURD) Block

The property is also located in the Central Urban Renewal District (CURD) Block 20, the Central Design District (CDD) and the Core Area Parking District (CAPD) (Attachments B-D).

- The proposed wall sign locations are on the overhanging 2nd floor exterior walls on the east, south and west elevations of the Seneca Building (Attachment D). In April 1979 the City and Tualatin Development Commission authorized easements for the Seneca Building 2nd floor overhang and support columns to extend 6-10 ft. into/over the abutting SW Martinazzi ROW sidewalk (east), SW Seneca ROW sidewalk (south) and a common service driveway and walkway in the Tualatin Development Commission-Owned Core Area Parking Lot property (Tax Lot 2703) (west). Resolution #4699-05 authorized a Revocable Permit for the Seneca Building lobby entrance, landscaping, a canopy, window replacement and building modifications into and over the SW Martinazzi ROW that were approved and constructed under AR-05-18.
- During the construction of the building renovations approved in AR-05-18, tenant exterior wall signs were removed. Currently there are no wall signs on the building. The Sign Code allows one (1) wall sign for each owned or leased wall located on a designated sign band [Tualatin Development Code 38.220(d)(i)]. On multi-level buildings such as the Seneca Building, one sign band is allowed for the building wall (not one sign band per building floor or level). A multi-tenant building owner must designate the wall sign band location, identify the adjoining tenant space walls that are eligible for a sign and decide how to arrange and allocate the wall signs allowed by the sign code.
- The proposed wall sign locations will be on a sign band located on the lower portion of the extended 2nd floor walls that will correspond to the exterior walls of the stores and office tenants on the 1st floor (Attachment D). Currently, there are five 1st floor storefront tenant spaces on the Martinazzi Avenue east elevation, two storefront tenant spaces on the south elevation and three tenant spaces on the west elevation.
- The proposed sign band is located approximately 10 ft above the parking lot, walkway and the service drive surfaces (Attachment D-Elevations). The sign code allows a wall sign to extend up to a maximum of 16 inches from the attaching wall. The proposed sign band and wall sign locations will not interfere with TDC property improvements and pedestrian use of the service drive and walkways adjoining the building.
- Revocable permits have been issued in the past for encroachment of signs and other features in the ROW or Commission-owned property including a revocable permit for The Mews monument sign in the "White Lot".
- If the revocable permit is approved, the developer can proceed with applying for sign permits for wall signs on the Seneca Building 2nd floor sign band.

OUTCOMES OF DECISION:

Approval of the request will result in the following:

1. Allows the applicant to attach wall signs to an identified sign band on the west 2nd floor exterior walls of the Seneca Building that extend above the TDC Tax Lot 2703 property.
2. The terms of the Revocable Permit require the building owner's responsibility for the maintenance and liability associated with wall signs on the building that extends over ROW and TD Commission property and allows the City to require the signs to be removed at the building owner's expense.
3. The action is consistent with the issuance of revocable permits for signs and architectural features extending over TDC property and there are no current conflicts with use or improvements on the TDC Tax Lot 2703 property.

Denial of the request will result in the following:

1. The Building Owner will not have the authorization of the City to place wall signs over TDC property and a sign or building permit cannot be issued for wall signs on portions of the building that extend into the Tax Lot 2703 property.

ALTERNATIVES TO RECOMMENDATION:

The alternatives to the staff recommendation for the City Council are:

- Approve the requested revocable permit with or without conditions.
- Deny the request for the revocable permit.
- Continue consideration of the requested permit and return to the matter at a later date.

FINANCIAL IMPLICATIONS:

Approving or denying the requested permit will not result in financial outlays by the Commission. Funds have been budgeted in Community Development to process revocable permits.

PUBLIC INVOLVEMENT:

No public involvement is required for the revocable permit process.

- Attachments:**
- A. David Emami Request
 - B. Vicinity Map
 - C. Site Plan
 - D. Seneca Building Elevations
 - E. Resolution and Revocable Permit (with Exhibits)



CITY OF TUALATIN
RECEIVED

NOV 04 2009

COMMUNITY DEVELOPMENT
ECONOMIC DEV DIVISION

November 3, 2009

City of Tualatin
Doug R. Rux, AICP
Community Development Director
18880 SW Martinazzi Ave.
Tualatin, OR 97062

RE: Seneca Plaza 7995 SW Nyberg Street/18855-18893 SW Martinazzi Street

Dear Mr. Rux,

We are proposing signs on three sides of the Seneca Plaza building as per marked elevations (see attached plan). We are requesting Revocable Permit to be able to install our sign over public right-away as per marked elevations and provided pictures for NY Reuben (previously known as Lunch Box). The sign would extend out by 18 inches or less. We look forward to obtaining a Revocable Permit from City of Tualatin Commission at the next scheduled meeting or as soon as possible.

Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

David Emami

NO.	REVISIONS

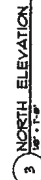
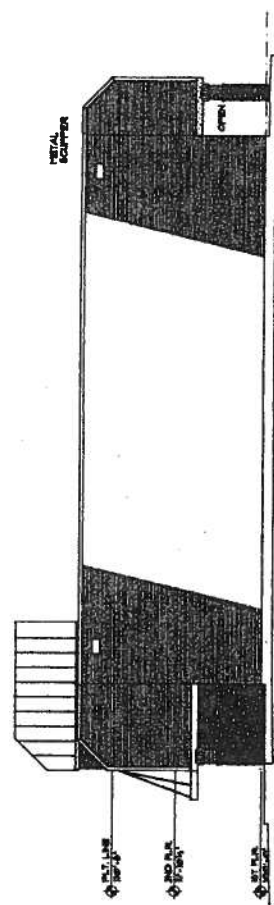
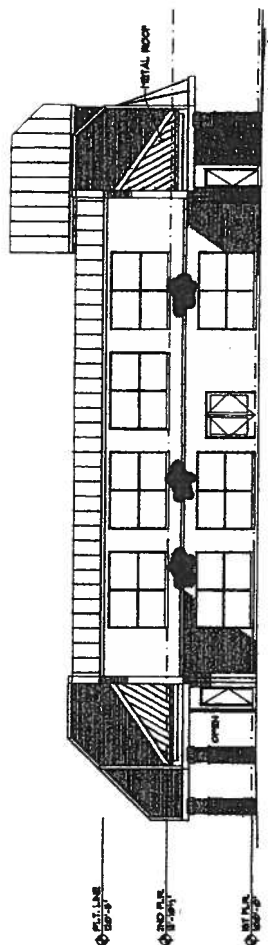
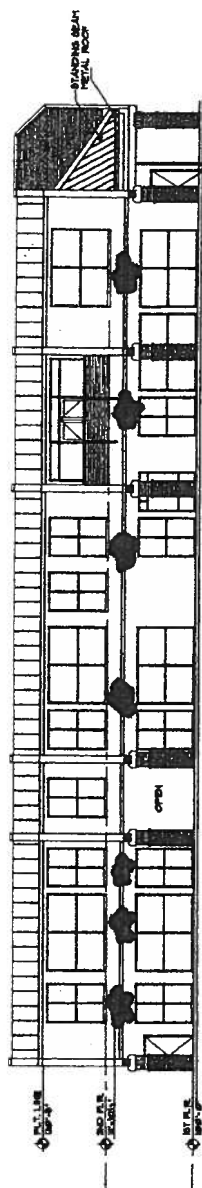
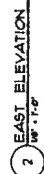
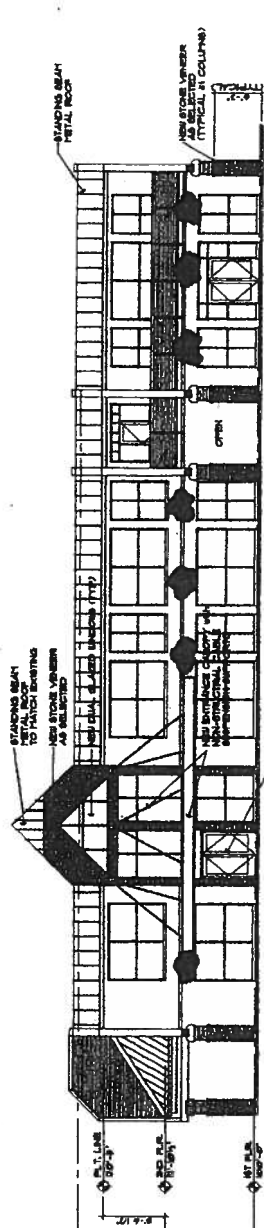
DATE OF BIRTH: 09-08-1964
PLACE OF BIRTH: NEW YORK, NY

FERRY C. ROBINSON, AIA, CSI

A NEW REMODEL for:
THE GENECA BUILDING
XXX STREET
TUALATIN, OREGON

DEBAR
RAW
DECLORD
JCR
DATE
4-8-06
SAME
AS NOTED
FOR MR.
CBS-06
SHEET

A4

CITY OF TUALATIN
RECEIVED

SEP 27 2005

**COMMUNITY DEVELOPMENT
PLANNING DIVISION**

CITY OF TUALATIN
ARCHITECTURAL REVIEW
1st SUBMITTAL

DATE: AR-05-18

★. placement (apx.)

New York Rubens

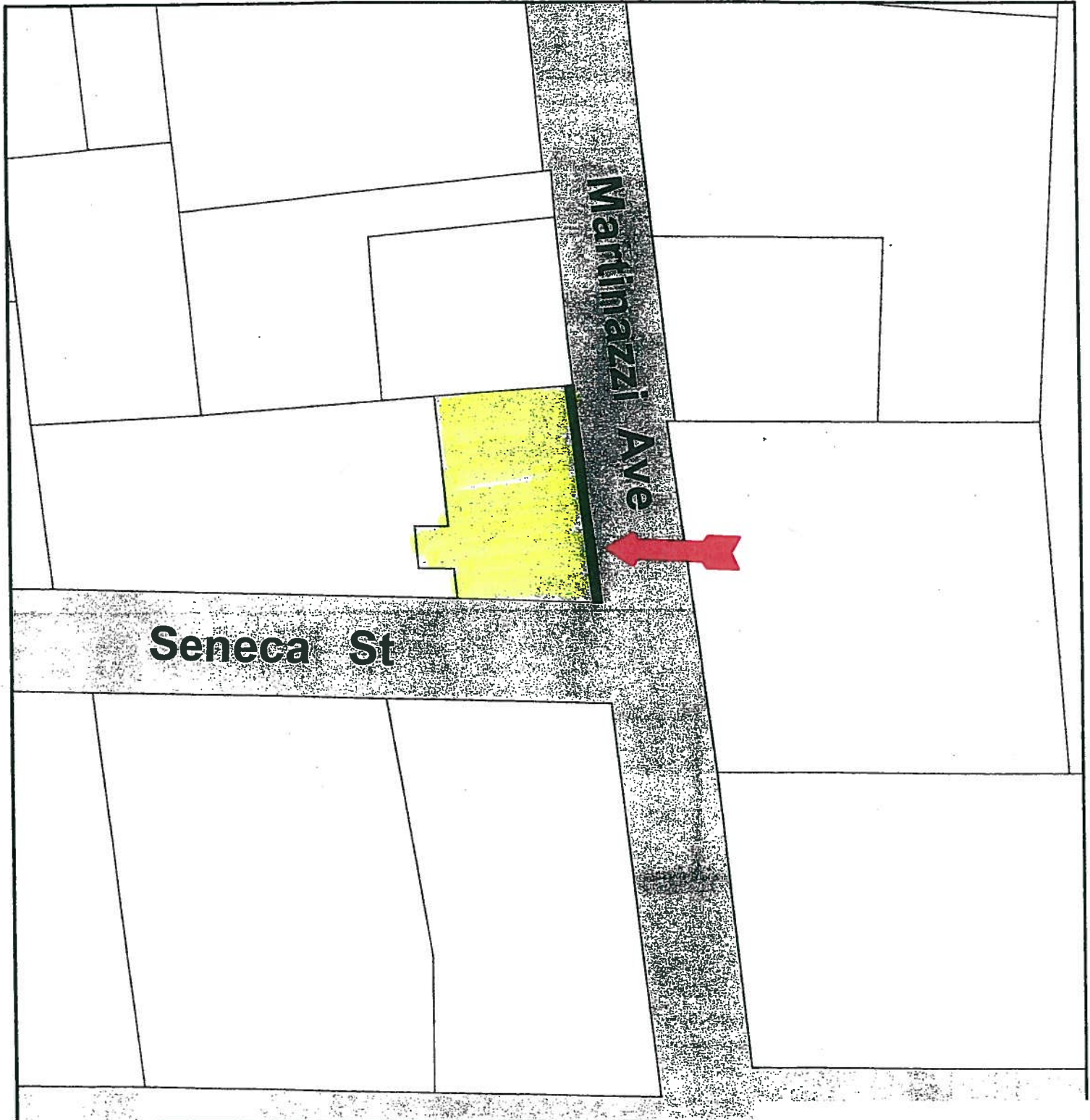
18893



18857



Area of Interest

TUALGIS 

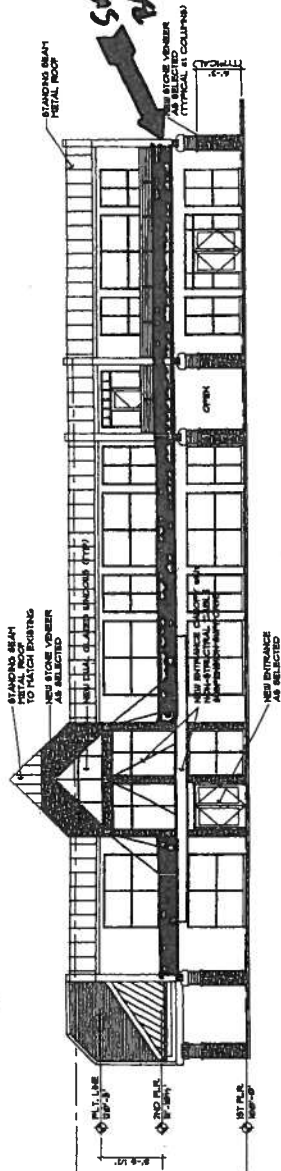


-  Subject Property
-  Revocable Permit Area



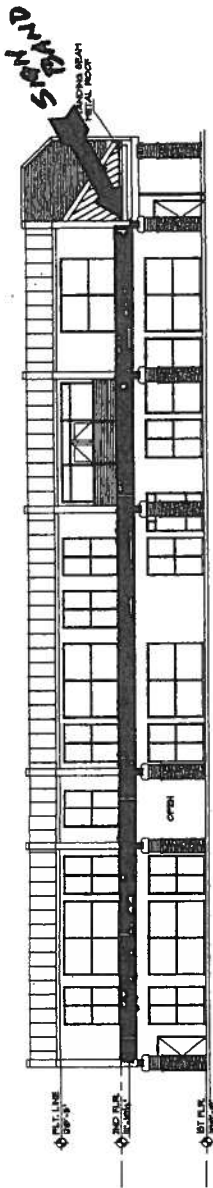
Attachment B
Vicinity Map

COPY
A-R-05-18

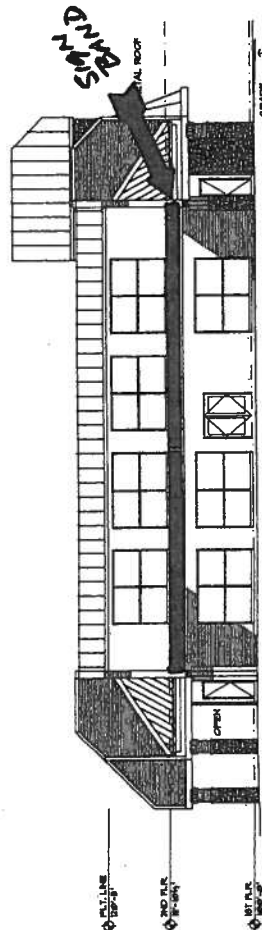


2 EAST ELEVATION
1/8" = 1'-0"

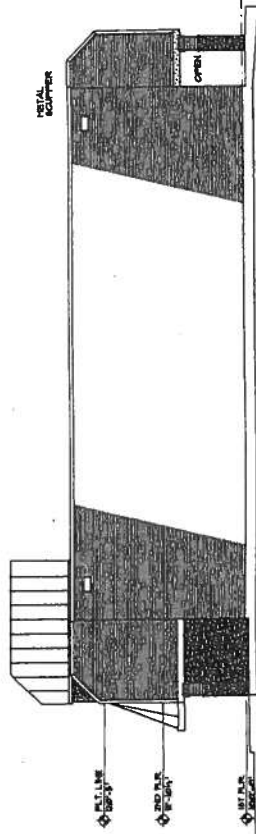
ARCHITECT:
JERRY C. ROBINSON, AIA, CSI
P.O. BOX 2848
TUALATIN, OREGON 97146-0284
TEL (503) 638-2121 FAX (503) 634-9741



4 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

A NEW REMODEL FOR:
THE SENECA BUILDING
XXX STREET
TUALATIN, OREGON

DATE	NOV 1994
BY	JCR
CHECKED	JCR
SCALE	AS SHOWN
NO. OF SHEETS	4
SHEET	4

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REVOCABLE PERMIT FOR WALL
SIGNS ON THE SENECA BUILDING OVERHANGING TUALATIN
DEVELOPMENT COMMISSION PROPERTY (CORE AREA PARKING
DISTRICT "WHITE LOT")

WHEREAS the Tualatin Development Commission ("Commission") wishes to encourage the viability of businesses in the commercial areas of the Central Urban Renewal District (CURD); and

WHEREAS the developer of the Seneca Building (Assessors Map 2S124 BC Tax Lot 2701) seeks to erect tenant wall signs on the 2nd floor exterior walls of the building that extend over the property under the jurisdiction of the Commission; and

WHEREAS the Commission desires commercial development in the downtown area of Tualatin to have a pedestrian orientation and provide architecture compatible with Central Design District; and

WHEREAS the Commission through a Revocable Permit may grant use of public ROW and property; and

WHEREAS the Permittee will obtain Sign Permits and Building Permits for the subject tenant wall signs.

BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION OF THE CITY OF TUALATIN, OREGON that:

Section 1. The attached Revocable Permit is for the purpose of allowing Permittee to obtain Sign Permits and Building Permits for tenant wall signs on the 2nd floor exterior walls of the Seneca Building that extend over the adjoining property known as Tax Map 2S124BC, Tax Lot 2703.

Section 2. The attached Revocable Permit is approved and the Chairman is authorized to sign said permit for the purposes stated in this resolution.

INTRODUCED AND ADOPTED this 23rd day of November, 2009.

CITY OF TUALATIN, OREGON

APPROVED AS TO LEGAL FORM

BY _____
Chairman


CITY ATTORNEY

ATTEST:

BY _____
Administrator

RESOLUTION NO. 580-09

A RESOLUTION AUTHORIZING A REVOCABLE PERMIT FOR WALL SIGNS ON THE SENECA BUILDING OVERHANGING PUBLIC RIGHT-OF-WAY OF SW SENECA STREET & SW MARTINAZZI AVENUE AND PUBLIC PROPERTY (CORE AREA PARKING DISTRICT "WHITE LOT")

WHEREAS the City of Tualatin ("City") wishes to encourage the viability of businesses in the commercial areas of the City; and

WHEREAS the developer of the Seneca Building (Assessors Map 2S124 BC Tax Lot 2701) seeks to erect tenant wall signs on the 2nd floor exterior walls of the building that extend over the public right-of-way (ROW) and property under the jurisdiction of the City; and

WHEREAS the City desires commercial development in the downtown area of Tualatin to have a pedestrian orientation and provide architecture compatible with Central Design District; and

WHEREAS the City through a Revocable Permit may grant use of public ROW and property; and

WHEREAS the Permittee will obtain Sign Permits and Building Permits for the subject tenant wall signs.

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The attached Revocable Permit is for the purpose of allowing Permittee to obtain Sign Permits and Building Permits for tenant wall signs on the 2nd floor exterior walls of the Seneca Building that extend over the SW Seneca Street and SW Martinazzi Avenue ROW adjoining property known as Tax Map 2S124BC, Tax Lot 2703.

Section 2. The attached Revocable Permit is approved and the Mayor is authorized to sign said permit for the purposes stated in this resolution.

INTRODUCED AND ADOPTED this 23rd day of November, 2009.

APPROVED AS TO LEGAL FORM


CITY ATTORNEY

CITY OF TUALATIN, Oregon

BY 
Mayor

ATTEST:

BY 
City Recorder

REVOCABLE PERMIT

Sent for Signatures
By: Planning

The Tualatin Development Commission ("Commission") grants to David Emami, Barrington Management ("Permittee"), a revocable permit to use the Core Area Parking District "White Lot" property (Assessors Map 2S124BC 2703) under the ownership of the Commission and located in the City of Tualatin, Washington County, State of Oregon, for the purposes and subject to the conditions stated:

See Exhibits "A" (Assessor's Map showing Subject portion of ROW) and "B" (Assessors Map) that are attached and incorporated by this reference.

The general location of the area is shown on Exhibit "C" (Vicinity Map). This permit is granted to the Permittee for the specific and limited purpose of the installation of wall signs on the Seneca Building 2nd Floor exterior walls that overhang the Core Area Parking District "White Lot" property adjacent to Permittee's building as generally depicted in Exhibit "D" (Site Plan; Elevation Plan).

This permit is granted subject to the following conditions:

- (1) Permittee shall not construct, place or locate or allow others to construct, place or locate any features or structures within the permit area described in Exhibits "A", "B" and "D-Staff Report and Site Plan" except for improvements approved by Commission;
- (2) Permittee shall keep and maintain the areas free from all conditions that create a risk of injury or damage to those lawfully using the area, and shall indemnify and hold the Commission, its officers, agents and employees harmless from any claims for injury, damage or loss of whatsoever nature arising out of or related to the use of the permit area.
- (3) At all times during the term of this permit, Permittee shall obtain and continue to carry public liability and property damage insurance in a responsible company with limits of not less than \$500,000.00 for injury to one person, \$1,000,000.00 for injury to two or more persons in one occurrence, and \$100,000.00 for damage to property (or, a single premium and limits policy providing the same coverages) issued by a company or companies authorized to issue such policies in Oregon and naming the City as an insured on said policy or policies of insurance. Certificates evidencing such insurance and bearing endorsements requiring ten (10) days written notice to Commission prior to any change or cancellation shall be furnished to the Commission prior to Permittee's occupancy of the permit area.
- (4) Permittee shall obtain sign permits, building permits and other applicable permits for wall signs erected on the sign band depicted on Exhibit "D" at Permittee's expense.
- (6) Permittee shall provide all necessary maintenance and repair of the parking lot, sidewalk, walkways, landscaping, and irrigation located adjacent to and within the Revocable Permit area during construction and during on-going maintenance of wall signs on the sign band to the satisfaction of the Commission.

Sent for Signatures
By: _____

This Permit may be revoked by the Commission upon:

(1) A determination of the Commission that the Permittee has violated or failed to satisfy any of the conditions of this permit, or

(2) Upon determination by the Commission that the permit area is required for public purposes, the Commission shall provide written notice of revocation that shall be effective, without further action of either party, 120 days after the date of the notice.

If the Commission declares a revocation of this permit under subparagraph (1), the written declaration shall be mailed to Permittee at the Permittee's address shown on the records of the Washington County Department of Assessment and Taxation. The revocation shall be effective ten (10) days after the date of the written declaration. All rights and interests of the Permittee shall automatically terminate upon the effective date of the revocation.

Prior to the effective date of revocation of this permit, the Permittee, at its expense, shall cause all improvements to be removed from the permit area if so requested in the Declaration of Revocation and re-establish area to its pre-existing condition.

It is acknowledged by the Commission and the Permittee, that the wall signs must be in compliance with the requirements of the Sign Regulations in the Tualatin Development Code and the Oregon Structural Specialties Code (OSSC).

This Permit is granted for the benefit of and the heirs, successors in interest and assigns of the Permittee who shall be bound by the conditions of this Permit.


The parties have executed this permit on the date indicated below.

City of Tualatin, Oregon

David Emami
Barrington Management

BY  11-23-09
Chairman Date

BY _____
Date

BY  11/23/09
Administrator Date

APPROVED AS TO LEGAL FORM

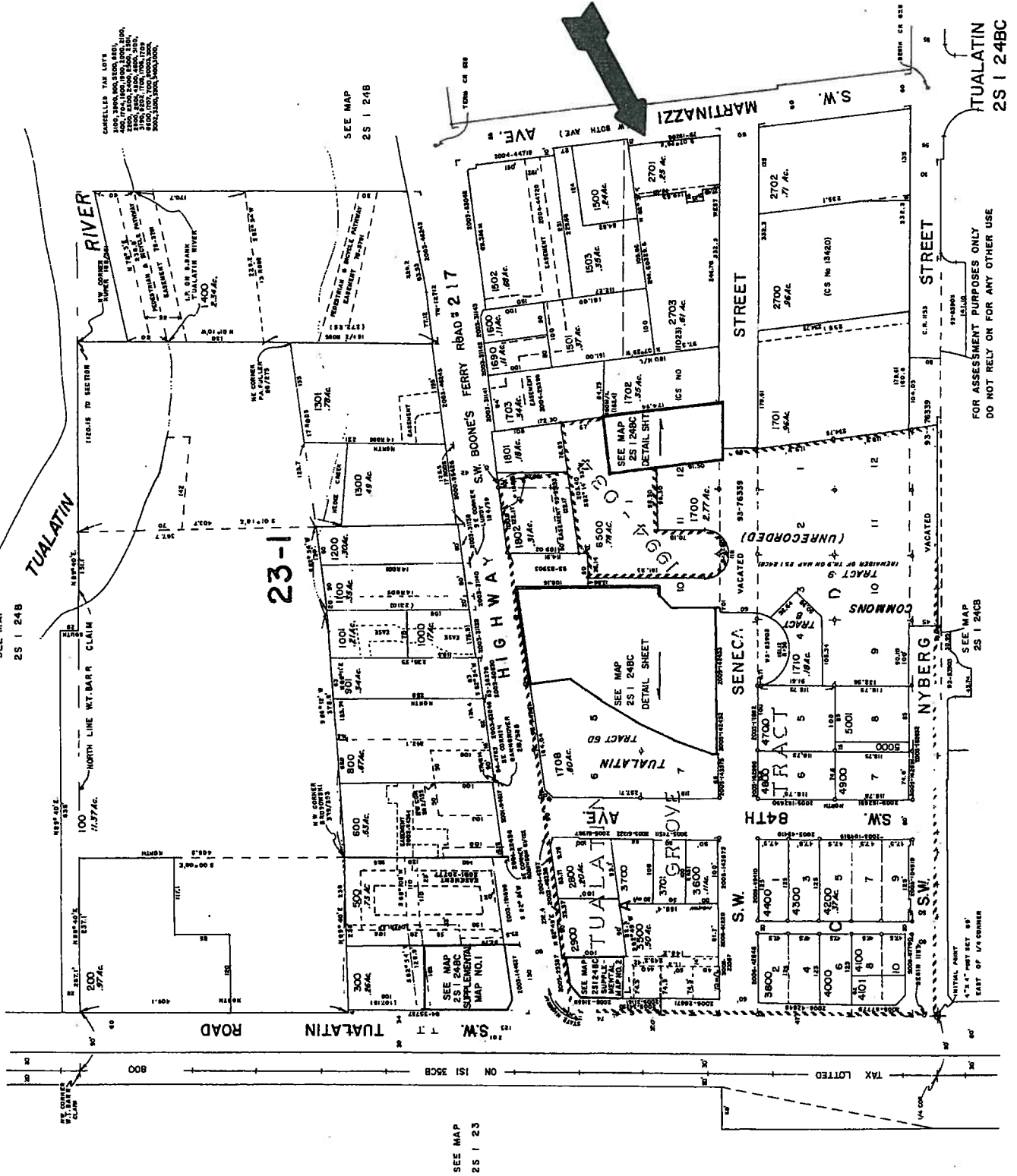

CITY ATTORNEY

SW 1/4 NW 1/4 SECTION 24 T2S R1W W.M.
WASHINGTON COUNTY OREGON

2 S | 24BC

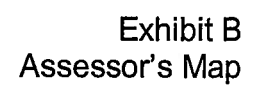
SCALE 1" = 100'

SEE MAP
2S | 24B



Sent for Signatures
By: _____

BOONE'S FERRY ROAD



Sent for Signatures
By: _____

Area of Interest

TUALGIS 





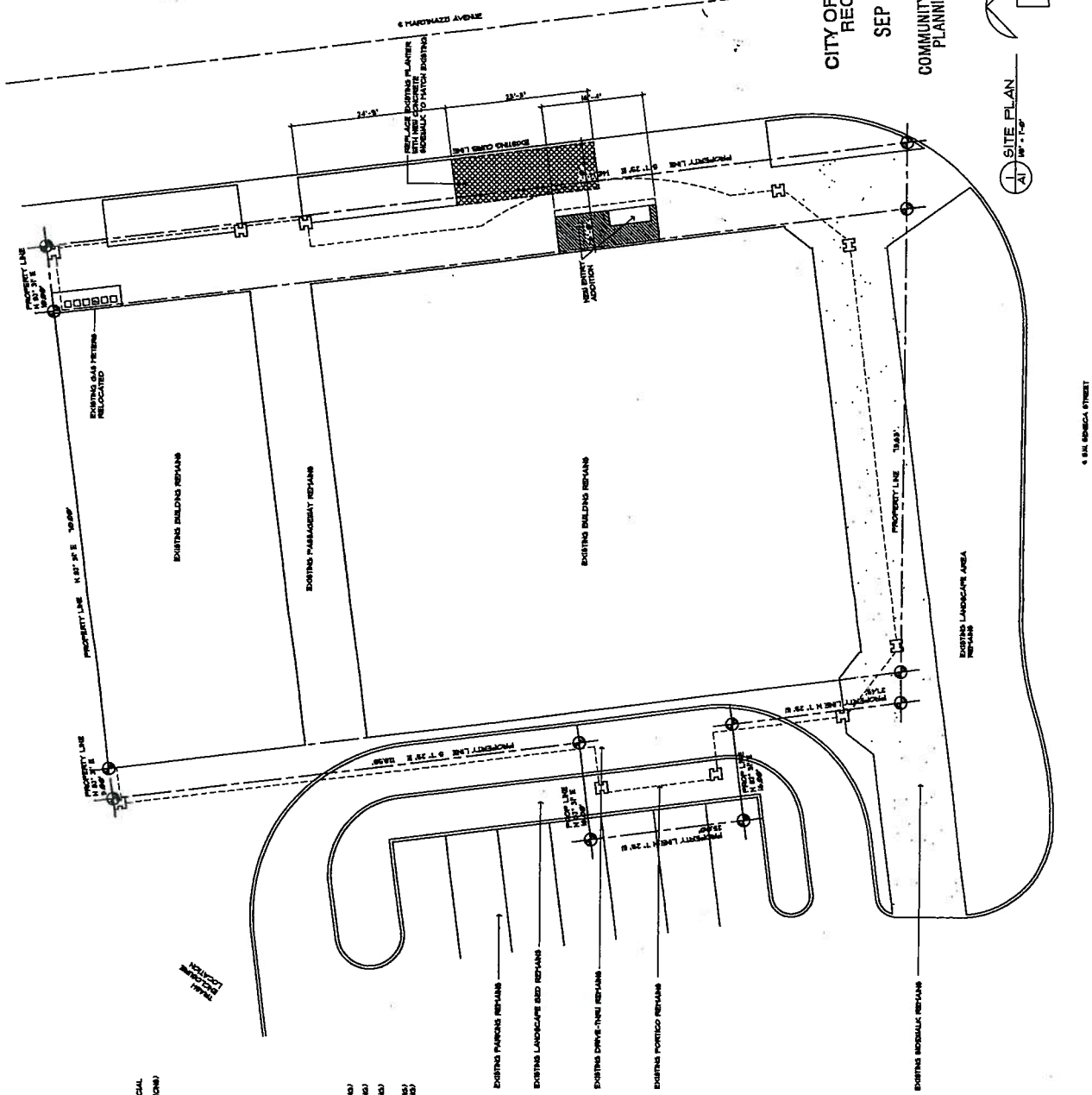
-  Subject Property
-  Revocable Permit Area



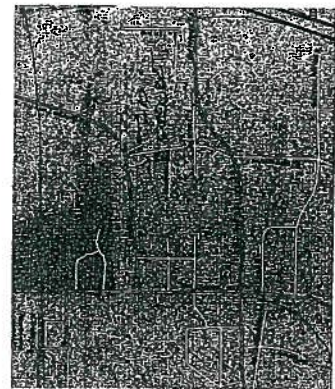
Exhibit C
Vicinity Map

CITY OF TUALATIN
RECEIVED
SEP 27 2005
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Sent for Signatures
By: _____



STATISTICS	ZONE	WTR AREA (WAS ATTACHED USED TRAMPER AND BATHROOM LOCATIONS)	CG CENTRAL COMMERCIAL
RTS			
PARCELS: No. 1		164,946 SQ. FT.	
PARCELS: No. 2		164,946 SQ. FT.	
PARCELS: No. 3		164,946 SQ. FT.	
PARCELS: No. 4		164,946 SQ. FT.	
PARCELS: No. 5		164,946 SQ. FT.	
PARCELS: No. 6		164,946 SQ. FT.	
TOTAL AREA		1,009,678 SQ. FT.	
BUILDING AREA			
ONE FLOOR		573 SQ. FT.	
SECOND FLOOR		1,009 SQ. FT.	
TOTAL		1,582 SQ. FT.	
LANDSCAPE AREA			
NEW AREA		5,149 SQ. FT.	
NEW AREA		197	
TOTAL		5,346 SQ. FT.	
PARKING AREA			
PARKING LOT LANDSCAPES		1,009 (EXISTING BUILDING)	
APPROXIMATE PARKING AREA		1,009 (EXISTING BUILDING)	
PARKING SPACES		1,009 (EXISTING BUILDING)	
SPACES		1,009 (EXISTING BUILDING)	
NEW		1,009 (EXISTING BUILDING)	



VICINITY MAP