MEETING NOTICE

TUALATIN ARCHITECTURAL REVIEW BOARD
April 9, 2014, 7:00 PM
POLICE TRAINING ROOM
8650 SW TUALATIN RD
TUALATIN, OR 97062

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1. **CALL TO ORDER**

Members: Ed Truax, Skip Stanaway, John Howorth, Robert Perron, Chris Goodell, Terry Novak, and Michael Ward.

Alternates: John Medvac

Staff: Aquilla Hurd-Ravich, Planning Manager, Colin Cortes, Assistant Planner, Tony Doran, Engineering Associate

2. **APPROVAL OF MINUTES**

A. Approval of December 3, 2013 and December 16, 2013 ARB Minutes.

3. **COMMUNICATIONS FROM THE PUBLIC (NOT ON THE AGENDA)**

4. PUBLIC HEARINGS

A. Southwest Industrial Park Recommendation and Staff Report for AR-14-02

5. COMMUNICATIONS FROM BOARD MEMBERS

6. FUTURE ACTION ITEMS

7. **ADJOURNMENT**

MEMORANDUM
CITY OF TUALATIN

Architectural Review Board **2.**
Meeting Date: 04/09/2014
FROM: Lynette Sanford, Office Coordinator
Department: Community Development

Information

SUBJECT:
APPROVAL OF MINUTES

Attachments

ARB Minutes December 3, 2013
ARB Minutes December 16, 2013

City of Tualatin

www.tualatinoregon.gov

Unofficial

ARCHITECTURAL REVIEW BOARD **MINUTES OF December 3, 2013**

MEMBERS PRESENT:
Ed Truax, Chair
John Howorth
Terry Novak
Skip Stanaway
Michael Ward
Chris Goodell
Robert Perron
John Medvec

STAFF PRESENT:
Aquilla Hurd-Ravich
Alice Cannon Rouyer
Clare Fuchs
Sean Brady

GUESTS: Jean Paul Wardy, Michael Cerbone, Steve Krajewski, Christe White, Seth King, Kathy Newcomb, Arne Nyberg.

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1. **CALL TO ORDER**
Councilor Truax called the meeting to order at 7:00 p.m.

2. **APPROVAL OF MINUTES**
Councilor Truax asked for review and approval of the June 19, 2013 ARB minutes.
MOTION by Stanaway, SECONDED by Ward to approve the June 19, 2013 minutes.
MOTION PASSED unanimously. (8-0)

3. **COMMUNICATIONS FROM THE PUBLIC (NOT ON THE AGENDA)**
Councilor Truax asked for comments from the public. No comments were noted.
Councilor Truax read the script for Quasi-Judicial Hearings. All of the board members reported having a previous working relationship with the consultants associated with this development, but stated it will not affect their decision.

4. **PUBLIC HEARINGS**

A. Nyberg Rivers Recommendation and Staff Report for AR-13-07

Clare Fuchs, Senior Planner introduced herself and Aquilla Hurd-Ravich, Planning Manager. The applicant, Centercal, is requesting consideration of a request for an Architectural Review to allow the development of a shopping center. Centercal, LLC is proposing to develop an approximately 300,000 square foot shopping center on 31.91 acres of the old Kmart shopping center site. Ms. Fuchs presented the staff report and attachments into the record, and also presented a PowerPoint presentation.

Ms. Fuchs stated that ARB approval is required on all commercial development over 50,000 square feet per TDC 73.030 and that ARB is the final decision maker on architectural reviews. The decision can be appealed to City Council. Ms. Fuchs acknowledged that that Public Facilities decision is a staff decision which also can be appealed to the City Council. The submitted application for the architectural review was submitted on September 16, 2013, deemed complete on October 31, 2013, and the 120 day review period ends on February 28, 2014.

Ms. Fuchs confirmed that the staff finds the proposed site plan and architectural features can show consistency with the Development Code, subject to conditions of approval. The buildings include Michaels, New Seasons, Cabela's, LA Fitness, BJ's Brewhouse and Wendy's. A few of the key issues included width of walkways, LA Fitness and Cabela's elevations, mitigation of tree removal, loading dock screen wall, BJ's Brewhouse footprint, and Wendy's service window. These items are detailed in the Staff Report.

Ms. Fuchs stated that there are currently three options before the board. Approve with staff recommended findings and conditions, approve with amended findings and conditions of approval, or deny the application. Councilor Truax added that there was a request to keep the record open for seven days following the December 3rd hearing; so as a result, there was no deliberation or vote that night.

Jean Paul Wardy, President of Centercal, introduced himself and presented a PowerPoint presentation. Mr. Wardy explained that locally, Centercal built Bridgeport Village, Nyberg Woods, and Cascade Station. Mr. Wardy stated that for the new development, they have signed leases with Cabela's, New Seasons, Home Goods, and LA Fitness upon approval.

Mr. Wardy went though the slides which detailed the development. The details included the design vision, pedestrian connections, transportation improvements, landscaping, improvements to existing buildings, elevations, and bicycle parking. Upon conclusion of the presentation, Mr. Truax asked the people in attendance if they would like to comment at this time.

Arne Nyberg, 5638 SW Dogwood, Lake Oswego, stated that he believes this development will be a significant improvement to the area and great for the community.

Kathy Newcomb, 17515 SW Cheyenne Way, Tualatin, stated her concerns about the Seneca Street extension. Ms. Newcomb believes this does not reflect the work done within the Tualatin Transportation System Plan. Ms. Newcomb stated that the Citizen Involvement Organizations should have been involved in the decision making process and they were only involved after the Council approved a resolution. Ms. Newcomb also acknowledged that the Seneca extension will affect the convenient safe access to

the Tualatin Library.

Seth King, Land Use Attorney, Perkins Coie, 1120 NW Couch, 10th Floor, Portland. Mr. King was in attendance representing Zian Limited Partnership who owns Hedges Green Shopping Center and is in opposition of the project. Mr. King presented a letter to the board members that included five attachments. He has requested that the record remain open for at least seven days to allow for additional evidence, arguments, and/or testimony regarding the application. Mr. King requests that the ARB deny the application for the following reasons:

- The application does not comply with the Project Master Plan because it does not require that the Seneca Street extension and related improvements be constructed. Therefore, it does not satisfy TDC 74.140 or TDC 74.420(8) because there is no requirement or assurance that the Seneca Street extension will be constructed prior to issuance of a certificate of occupancy for the project.
- The Master plan is deficient and on appeal to the Land Use Board of Appeals (LUBA) and cannot be relied upon as an evidentiary base for approving the application.
- Applicant does not own or control the ODOT Parcel. If the applicant does not obtain the parcel, they would be potentially unable to develop the ODOT parcel as shown on the site plan or construct the required westbound right-turn lane on SW Nyberg Rd.

Christe White, Attorney, Radler, White, Parks, and Alexander, 111 SW Columbia, Suite 1100, Portland, addressed the issues stated in the letter by Mr. King. On the matter of Seneca Street, Ms. White stated that this is an ARB proceeding, not the Public Facilities Review Proceeding. These issues are transportation facilities decisions and should not be in front of the ARB at this time. Ms. White stated that Mr. King also raised these concerns at the Master Plan proceedings and did not prevail on these arguments and has appealed that decision to LUBA. Ms. White added that the findings from the transportation consultants were that this project does not impact levels of service at Seneca Street. Ms. White acknowledged the whole master plan area would operate better and more safely with a Seneca Street extension. She added that the findings say the timing of construction will be determined through the public facilities decision. Ms. White stated that the City needs flexibility in making a decision about the Council Building and that Seneca Street is not required to be constructed prior to occupancy. ODOT has approved this application and design and are willing to sell.

Mr. Stanaway asked how the current design reflects the City's goals such as expression of the natural areas, and bike and pedestrian access. It should be a place where people want to come and gather. Mr. Stanaway expressed concern about the main entry heading into a blank wall and it is not what he envisioned. He was also concerned about the traffic circulation. Mr. Wardy responded that there is an enhanced common area in the front of building with wide sidewalks, fountain, sculptures, and a restaurant with outdoor seating. Mr. Wardy mentioned that in between the buildings,

there is a parkette area with fire pit and seating area. Mr. Perron mentioned this area is close to the freeway and wondered if people would want to linger in the open space due to air pollution. Mr. Wardy acknowledged that the area will be heavily landscaped. Ms. White added that these open spaces have been successful in the Central Eastside Industrial Area and in the Pearl District in Portland, despite being close to the freeway and lack of landscaping. Discussion followed regarding sidewalk width and added landscaping at the entryway. Mr. Stanaway added that the connection to the Tualatin River needs to be stronger.

Mr. Stanaway inquired about the parking lot lighting and the height of the poles. Mr. Wardy responded that they are 30 feet in height, LED fixtures, similar to Nyberg Woods. Councilor Truax inquired about the loading dock area and mentioned that there is a staff recommendation for a screen wall from the trash area. Mr. Wardy responded that the Michael's loading dock is existing and he's not sure if they can install a screen wall in that location. Mr. Novak asked about the architecture and mentioned that the renderings look very similar to Bridgeport Village. He believes this is lacking unique features and should enhance the river walk. Discussion followed regarding landscaping behind the development.

Mr. Howorth inquired about the evolution of the project and thought material boards would be helpful. Mr. Wardy responded that initially, they had to work around the existing buildings which presented constraints. Other issues included how to improve traffic circulation and the goal to bring important retailers to the project. Mr. Wardy added that it was important for them to make this a pedestrian friendly project with easy access across the development. Mr. Stanaway asked about bicycle parking spaces. Mr. Wardy responded that there will be 147 bicycle parking spaces and they will be spread throughout the development.

Mr. Perron inquired about the specific plants in the landscape plan and the reasoning behind the choices. Michael Cerbone, Planner for Cardno, responded that the overall design is to interpret the Oregon regions - Tualatin River Valley, Willamette Valley, and Central Oregon. There will be a mix of native and non-native species that will prosper in parking lots. Discussion followed regarding different species of trees and the height/growth requirements for the planters.

Mr. Wardy went over the renovation of the existing buildings which includes painting, fixing plaster, changing the color schemes, and enhancing signage. Trash enclosures and collection were also discussed. Mr. Stanaway mentioned that it would be helpful to have areas where people can gather in the rain. Mr. Wardy replied that there be deep canopies and awnings installed. Mr. Stanaway inquired about the lighting and sconces. Mr. Wardy responded that the lights will provide a nice lighting effect on the face of the building. Ms. Fuchs added that the staff did place a condition on the specifications of the lighting to determine if they will create an issue with our dark sky requirement. There was additional discussion regarding the roof elevations and making

the Home Goods store at the entry more architecturally appealing.

Mr. Stanaway inquired about the Cabela's store and asked why the Texas design is appropriate for Tualatin. Steve Krajewski, Real Estate Manager for Cabela's, responded that the exterior of the building is part of Cabela's brand and is recognizable across the nation and Canada. This design of this store will be similar to the stores in Washington, Texas, and Wisconsin, with this one being one of the largest. The difference will be inside the store. Their design team conducts research to see what is unique to the area. This store may represent an Ice Age theme, but the work is on hold due to the uncertainty of the timing of construction. Discussion ensued regarding the landscaping and the awnings around the store. Councilor Truax noted that overall the concessions made to the back side of the building have improved since the last meeting. Mr. Howorth inquired about the trail along the pathway. Councilor Truax added that completion of the path may happen by this time next year and had concerns about the connections from the property to the trail. Ms. Cannon Rouyer stated that a concern in the master plan was the north/south connection and the safety of people crossing Nyberg and Tualatin-Sherwood Road. Mr. Wardy responded that they are working hard at making the connections appealing and safe for pedestrians.

The members continued to discuss the other buildings - LA Fitness, BJ's Brewhouse, and Wendy's. Ms. Fuchs stated that one condition was to have the same quality of architecture on all sides of the buildings and to upgrade architecture along the north elevations of all buildings to avoid turning away from the Tualatin River.

Mr. Truax inquired about storm water. Jeff Shumaker, Civil Engineer, stated all storm water is being treated with manholes and low impact development features, east of Cabela's in between LA Fitness and Cabela's. These are above and beyond Clean Water Services standards. Mr. Goodell asked how wide the pedestrian pathway connection to the greenway was. Ms. Fuchs responded that it's varied. East of Cabela's will be 8 feet wide, main alley way on southwest side and east of the restaurant is 14 feet wide.

Mr. Truax repested that a request to leave the record open for seven days was submitted. The Board discussed whether to close the public hearing and leave the record open or continue the hearing. If the hearing is closed, all they can do is consider the information that's been delivered and deliberate to a decision. The Board members decided to close the public hearing and return on December 16th for deliberations. A tentative meeting date was scheduled for December 16th.

5. COMMUNICATIONS FROM BOARD MEMBERS

None.

6. ADJOURNMENT

MOTION to close the public hearing at 11:27 p.m. MOTION by Truax, SECONDED by Goodell. MOTION PASSED (8-0).

_____Lynette Sanford, Office Coordinator

City of Tualatin

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Unofficial

ARCHITECTURAL REVIEW BOARD **MINUTES OF December 16, 2013**

MEMBERS PRESENT:
Ed Truax, Chair
Terry Novak
Skip Stanaway
Michael Ward
Chris Goodell
Robert Perron
John Medvec

STAFF PRESENT:
Aquilla Hurd-Ravich
Alice Cannon Rouyer
Clare Fuchs
Sean Brady
Tony Doran

MEMBERS ABSENT: John Howorth

GUESTS:

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1. **CALL TO ORDER**
   Councilor Truax called the meeting to order at 7:01 p.m.

2. **COMMUNICATIONS FROM THE PUBLIC (NOT ON THE AGENDA)**
   No comments.

3. **PUBLIC HEARINGS**

   A. Amended Nyberg Rivers Recommendation for AR-13-07 based on December 3rd Hearing. The purpose of the December 16th meeting is for the Architectural Review Board to deliberate and make a decision.

   Councilor Truax welcomed everyone to the meeting and read the script for Quasi-Judicial hearings. He stated that the board will have to vote to leave the record open and any tentative decision will be will become final within 14 calendar days.

   Clare Fuchs, Senior Planner introduced herself and Aquilla Hurd-Ravich, Planning Manager. Ms. Fuchs explained that the purpose of tonight's meeting is to deliberate and make a decision over the redevelopment of the former Kmart site. The first meeting was held on December 3rd,. The record was left open for 7 days and closed on December 10th.

   The issues identified at the last ARB meeting were the following:
   - Provide color and material board.
   - Upgrade front façade of Home Goods.

- Upgrade architecture along north elevations of all buildings to avoid turning away from the Tualatin River.
- Landscaping should meet safety guidelines and ODOT guidelines.
- How did the architects and designers land on the final site plan?
- Is the lighting dark sky friendly?
- Redesign with 6 foot internal pedestrian connections.
- Design the main plaza to draw in pedestrians.
- What will the retaining walls look like and why so many?

Ms. Fuchs reported that the applicant responded to these issues and questions and provided a material board and booklet with elevations and text demonstrating how they addressed these issues. Ms. Fuchs continued that the remaining issues were addressed in the staff report and new conditions were added to reflect issues brought up by the ARB. Ms. Fuchs continued with the PowerPoint presentation which detailed the additional proposed conditions of approval regarding architectural features, landscaping, and lighting for the proposed development.

In conclusion of the PowerPoint presentation, Ms. Fuchs stated that the Board members have three options: approve with amended findings and conditions of approval (which include screening the trash compactor for Cabela's and allowing existing sidewalks a path for a reduction in width down to five feet), approve with other amended findings and conditions of approval, or deny the application.

Councilor Truax asked the board members if they had questions or concerns regarding the additional conditions and amendments. Mr. Goodell inquired about the dog kennel in the plans. Councilor Truax explained that Cabela's offers an option for their customers to bring their pets. They offer kennels at the back of the store where you can place your dog and it will be safe and protected.

Mr. Stanaway noted that he believes the applicant clearly addressed the concerns they discussed at the previous meeting. Mr. Stanaway stated that he has a suggestion to #10, page 36. He would like to the addition of: "and other elements to break down the scale of the large mass". He noted that the idea is to break up the mass and make it to a pedestrian scale. Mr. Novak inquired about condition #5, Page 35, which detailed elevations, architectural features, and trellises. Ms.Fuchs responded that staff did their best to incorporate all the features required in the paragraph. Mr. Medvek inquired about the window features. Ms. Hurd-Ravich responded that a store front window display would open up the blank wall space. Mr. Ward noted there are multiple conditions being required and asked the staff if they have the authority to enforce these changes. Ms. Fuchs responded that she believes that this would not be an issue, but could be enforced through code enforcement if necessary.

Mr. Truax put forth a motion to approve with other amended findings and conditions of approval. MOTION by Truax, SECONDED by Novak.

Ms. Fuchs added the following amended conditions:

1. The applicant shall also screen the trash compacter with the exact same treatment as the proposed Cabela's loading dock screen wall shown on page 5.3 and 5.4 of the December 9th submittal booklet.

2. The ARB decided to revise this condition to make it more flexible for the developer, Architectural Review Condition AR-3.A.8 was adopted as follows: *The North side of New Seasons, Michaels, and Home Goods shall be upgraded with the same quantity and quality of architecture shown in the front of the buildings. This includes showing more reliefs, more changes in color, and more material changes and other elements to break up large massing to improve pedestrian scale over what was proposed with the December 9th submittal packet.*

3. AR-3.A 10 was adopted as follows: *The south side of the Home Goods architecture shall be enhanced to provide a change in roof line, more changes in color, more reliefs, and more material changes. The south elevation shall be further explored, developed, and enhanced to create a stronger focal point and entry for the site.*

4. The revised condition is as follows: *Any retaining walls shall be decorative like the right image on sheet 9.0 of the December 9th submittal booklet. Plain retaining walls as shown on the left image on sheet 9.0 are not acceptable, and shall be upgraded with a stone veneer. The architectural treatment on the retaining wall for the Nyberg Street right turn lane shall be approved by ODOT in coordination with the City of Tualatin.*

5. ODOT revised condition AR-3.C4 to add: *The irrigation plan shall also supply lines to the ODOT frontage. The irrigation plan shall be approved by ODOT for the ODOT frontage. A permit from ODOT shall be obtained for installation of the irrigation system.*

Mr. Stanaway added that there is still a lot of refinement to be done architecturally and with landscaping, which puts a lot of responsibility and review onto the staff. Ms. Fuchs responded that the City has received a positive response from the applicant from drafts of conditions of approval and is confident the conditions will be resolved.

Councilor Truax put forth a motion to amend the previous motion. MOTION by Truax, SECONDED by Novak to amend the previous approval with the conditions outlined. MOTION passed (7-0). Previous motion on the table to approve with amended findings and conditions of approval. MOTION passed (7-0).

4. <u>COMMUNICATIONS FROM BOARD MEMBERS</u>

None

5. ADJOURNMENT

MOTION to adjourn the meeting at 7:52 pm. MOTION PASSED (7-0).

_____Lynette Sanford, Office Coordinator

MEMORANDUM
CITY OF TUALATIN

Architectural Review Board **4. A.**

Meeting Date: 04/09/2014

THROUGH: Aquilla Hurd-Ravich, Planning Manager

FROM: Colin Cortes, Assistant Planner

Department: Community Development

Information

SUBJECT:

Southwest Industrial Park Recommendation and Staff Report for AR-14-02

ISSUE BEFORE ARCHITECTURAL REVIEW BOARD:

Consideration of a request for Architectural Review AR-14-02 approval to redevelop the Hanson Pipe & Products concrete pipe plant site of 17.23 acres at 19585 SW 118th Avenue into a speculative multi-tenant industrial park of four buildings A-D totaling 301,938 sq ft with related site improvements to be known as Southwest Industrial Park.

EXECUTIVE SUMMARY:

Trammell Crow Portland Development II, Inc., represented by Steve Sieber, Vice President, proposes to redevelop a 17.23-acre concrete pipe plant site operated by Hanson Pipe & Products Northwest into a speculative multi-tenant industrial park of four Buildings A-D totaling 301,938 square feet (sq ft) with related site improvements. The project is large enough to necessitate Architectural Review Board (ARB) review and decision pursuant to Tualatin Development Code (TDC) 73.030(2). The site is bound by railroad right-of-way (ROW) and SW Herman Road to the north, SW 118th Avenue to the east, SW Myslony Street to the south and developed industrial private properties to the west.

The applicant had a pre-application meeting on November 22, 2013. The neighborhood/developer meeting was on January 8, 2014. Staff visited the site on March 12 and 28, 2014. In response to either the notice of application or notice of public hearing, 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, for inclusion in this staff report as of March 28, 2014.

Through a separate and later subdivision application, the applicant will subdivide Lot 1200 into four Lots A-D as numbered for the industrial park, each with a tax lot number that Washington County will then assign.

For further information, refer to the attached Recommendation and Staff Report (Attachment 100).

DISCUSSION:

Tualatin Development Code (TDC) 73.030(2) sets out that the Architectural Review Board (ARB) review and approve aspects of the proposed site redevelopment including architectural features, lighting, landscaping, off-street parking, pedestrian and cyclist circulation, trash and recycling enclosures, and tree preservation. The ARB decision can be appealed to the City Council. The Public Facilities Report (PFR) and its conditions of approval is a staff level decision and can appealed to the City Council. A draft PFR is included as Attachment 101. The PFR generally covers public utilities including roads and streets and potable water, sanitary sewer, and stormwater utilities.

Staff has prepared a recommendation to the Architectural Review Board attached to this memo as the Recommendation and Staff Report. This recommendation includes an analysis and a detailed list of recommended conditions of approval.

Staff recommends conditions of approval as summarized below from the staff report:

General

- Comply with the requirements of other agencies.

Walkways & Accessways

- Widen a proposed walkway into an accessway and adding curb ramps to walkways leading to trash enclosure pedestrian entries.

Lighting

- Provide additional information about exterior pole and wall-mounted lighting regarding bulb visibility, glare, and light encroachment into public rights-of-way.

Address Numerals, Equipment Screening, & Fireproofing Waste Containers

- Relocate of a set of Building A address numerals.
- Screen any and all on and above grade electrical and mechanical equipment.
- Note and provide covered or waterproof trash and recycling containers that meet TVF&R standards.

Landscaping

- Maintain landscaping to respect vision clearance areas.
- Redistribute or add trees to be roughly evenly spaced along the north edge of the Building A east-west driveway / south edge of the water quality facility.
- Replant natural vegetation if 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.
- Widen a landscape island with a proposed tree to 5 feet.

Tree Preservation

- Submit a tree preservation plan sheet or incorporate and call out tree preservation and submit revised site and landscape plans showing preservation of trees specified in the staff report or provide to the satisfaction of staff more detailed justification for the application of tree removal Criterion (c) to any of these trees. Criterion C allows trees to be removed associated with improvements approved through Architectural Review.
- Submit a Tree Preservation Site Plan and Tree Assessment pursuant to TDC 34.210.
- Identify trees and other plant materials to be retained on the landscape and grading plans.

- Protect trees to be preserved during construction.
- Make landscaping under preserved trees compatible with the retention and health of the trees.

Auto & Bike Parking

- Provide copy of shared parking agreement.
- Provide copy of recorded 25-foot wide private access easement from SW 118th Avenue to Tax Lot 1100 and illustrate it in revised plans.
- Revise landscape plans to remove proposed trees from within the 25-foot wide private access easement from SW 118th Avenue to Tax Lot 1100.
- Revise the site plans to indicate for each of Buildings A-D where and how the first 5 bike spaces or at least 30%, whichever is greater, is covered.
- Provide notation on the site plans or a revised site details sheet indicating bike stall length, width, and overhead clearance of covered stalls.
- Provide notation on the site plans or a revised site details sheet indicating bike parking locations and signage.

Prior to Issuance of Certificate of Occupancy (CO)

- Build the project in accordance with conditions of approval and fire and life safety requirements.
- The site redevelopment and its conditions of approval are subject to field inspection.

Standard

- Submit separately from this AR sign permit applications for any proposed signage.
- The ARB decision becomes final two weeks after the date of decision unless an appellant appeals.
- Substantially construct the project before the two-year approval expiration date.
- Maintain landscaping.
- Maintain building improvements.

RECOMMENDATION:

Staff recommends approval subject to the recommended findings and conditions included in the staff report.

The Architectural Review Board has three options:

1. Approve with staff recommended findings and conditions of approval.

2. Approve with amended findings and conditions of approval.

3. Continue the hearing of the issue to a date certain.

4. Deny the application.

Attachments

100. Recommendation and Staff Report

101. Public Facilities Report and Decision

102. CWS Memorandum
103. TVF&R Letter
104. Site Plans and Other Application Materials
105. Site Visit Photos
106. Fig. 11-1 Functional Classification and Traffic Signal Plan
107. Fig. 11-4 Bicycle and Pedestrian Plan
108. Fig. 11-5 Tualatin Transit Plan
109. Fig. 74-2C & D Street Design Standards: Major & Minor Collector
110. Guidelines for Good Exterior Lighting Plans
111. Slide Presentation

City of Tualatin

www.tualatinoregon.gov

April 9, 2014

STAFF REPORT

RECOMMENDATION TO THE ARCHITECTURAL REVIEW BOARD

Case #: AR-14-02
Project: Southwest Industrial Park
Location: 19585 SW 118th Avenue (Tax Lot 2S1 22C 001200)
Applicant: Ryan Schera, Land Use Planner, Mackenzie (503-224-9560) (Mackenzie Job No. 2130324.00)
Property Owners: Glacier Northwest Inc.; Trammell Crow Portland Development II, Inc., Contract Purchaser

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Table of Contents

I. INTRODUCTION 2
A. Site Data Table 3

II. APPLICABLE STANDARDS 3

III. ARCHITECTURAL REVIEW RECOMMENDED ANALYSIS & FINDINGS 3
A. Previous Land Use Actions 3
B. Other Permit Actions 3
C. Tualatin Community Plan 4
D. Planning Districts and Adjacent Land Uses 4
E. Lot Sizes 4
F. Setback Requirements 5
G. Structure Height 7
H. Noise Mitigation 7
I. Site Planning 7
J. Structure Design 11
K. Mixed Solid Waste and Source Separated Recyclables Storage Areas for New or Expanded Multi-Unit Residential, Commercial, Industrial, Public and Semi-Public Development 11

L. Landscaping 15
M. Tree Preservation 22
N. Grading 27
O. Bicycle Parking, Off-Street Parking and Loading 27
P. Access 33
Q. Signs 34
R. Public Comment Received 34
S. Time Limit on Approval 34

IV. ARCHITECTURAL REVIEW RECOMMENDED CONDITIONS OF APPROVAL 36

I. INTRODUCTION

Trammell Crow Portland Development II, Inc., represented by Steve Sieber, Vice President, proposes to redevelop a 17.23-acre concrete pipe plant site operated by Hanson Pipe & Products Northwest into a speculative multi-tenant industrial park of four Buildings A-D totaling 301,938 square feet (sq ft) with related site improvements. The project is large enough to necessitate Architectural Review Board (ARB) review and decision pursuant to Tualatin Development Code (TDC) 73.030(2). The site is bound by railroad right-of-way (ROW) and SW Herman Road to the north, SW 118th Avenue to the east, SW Myslony Street to the south and developed industrial private properties to the west.

The applicant had a pre-application meeting on November 22, 2013. The neighborhood/developer meeting was on January 8, 2014. Staff visited the site on March 12 and 28, 2014. In response to either the notice of application or notice of public hearing, 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, for inclusion in this staff report as of March 28, 2014.

Through a separate and later subdivision application, the applicant will subdivide Lot 1200 into four Lots A-D as numbered for the industrial park, each with a tax lot number that Washington County will then assign. Site redevelopment attributes are tabulated below:

A. Site Data Table

Attribute	*Future Bldg/Lot A*	*Future Bldg/Lot B*	*Future Bldg/Lot C*	*Future Bldg/Lot D*	*Total*
Lot Size square ft (sq ft)	192,430	114,817	152,800	290,309	750,356
Lot Size acres	4.42	2.64	3.51	6.66	17.23
Impervious Area (sq ft):	152,763	92,622	124,903	246,720	617,008
Building Footprint*	65,448	37,975	53,150	145,365	301,938
Parking	87,315	54,647	71,753	101,355	315,070
Landscape Area (sq ft)	39,667	22,195	27,897	43,589	133,348
Landscape Area %	20.6	19.3	18.3	15.0	avg. 18.3
Parking Rate Applied	1.44	1.92	2.01	0.91	avg. 1.57
Parking Auto Stalls Total:	94	73	107	133	407
Standard	90	70	102	128	390
Compact	0	0	0	0	0
Handicap	4	3	5	5	17
Bicycle	15	10	15	21	61

*Buildings are single-story.

II. APPLICABLE STANDARDS

A. City of Tualatin Community Plan, which is Chapters 1-30 of the TDC
B. City of Tualatin Development Code (TDC) Chapters 31-75
C. City of Tualatin Transportation System Plan (TSP) (Public Facilities Report, Attachment **101**)
D. City of Tualatin Public Works Construction Code (PWCC) (Public Facilities Report, Attachment **101**)
E. Clean Water Services (CWS) Design and Construction Standards, Resolution and Order 07-20. (Clean Water Services Memorandum, Attachment **102**)
F. Oregon Fire Code (OFC) (Tualatin Valley Fire &Rescue [TVF&R] Letter, Attachment **103**)

III. ARCHITECTURAL REVIEW RECOMMENDED ANALYSIS & FINDINGS

A. Previous Land Use Actions

- ANN-82-08 annexed the subject property.
- AR-85-32 approved a 16,000 square foot production building expansion within the existing concrete pipe plant site.
- AR-92-37 approved a 2,400 square foot 60 x 40 foot dry storage building in the pipe storage area.
- AR-95-04 approved a 440 square foot modular office addition.
- AR-96-07 approved a concrete batch plant, modular building, and associated paving.

B. Other Permit Actions

- Oregon Department of Environmental Quality (DEQ) Land Use Compatibility Statement (LUCS).
- Building Division demolition permits for removal of existing concrete pipe plant.

C. Tualatin Community Plan

The Tualatin Community Plan is the City comprehensive plan and exists as Chapters 1-30 of the TDC. When built in conformance with the conditions of approval, the project will be in compliance with the Tualatin Community Plan.

D. Planning Districts and Adjacent Land Uses

The subject property is located in the General Manufacturing (MG) Planning District where manufacturing, warehousing/distribution, and wholesaling uses are permitted pursuant to 61.020. Adjacent planning districts and land uses clockwise from north are:

N:	MG	Railroad track, Shindaiwa, Inc., Jugs Sports, Inc.
E:	MG	H.W. Metal Products, Inc., Top Gun Painting Services, Norstar Bus Center West #2, LLC, Intercorp, and Huntair
S:	MG	Marine Lumber Co., Albina Pipe Bending Co. Inc.
W:	MG	Tualatin Sleep LLC, Century Gutter & Sheet Metal (which is on Tax Lot 1100 within unincorporated Washington County that would assume MG upon annexation per Urban Planning Area Agreement)

E. Lot Sizes

61.050 Lot Size

(1) The minimum lot area shall be 20,000 square feet.

(2) The minimum lot width shall be 100 feet.

(3) The minimum average lot width at the building line shall be 100 feet.

(4) The minimum lot width at the street shall be 100 feet.

(5) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in Section 73.400(9) to (12).

(6) The minimum lot width at the street shall be 50 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 and the overall site plan (Sheet C2.1) included within the site plans within the application materials (Attachment 104), possible future lot measurements are:

Attribute	*Bldg/Lot A*	*Bldg/Lot B*	*Bldg/Lot C*	*Bldg/Lot D*	*Lot 1200*
Front Lot Line	East, along SW 118th Ave; 473.1 feet (ft)	East, along SW 118th Ave; 364.5 ft	Two: East, along SW 118th Ave and south, along SW Myslony St; 434.7 and 336.8 ft respectively	South, along SW Myslony St; 366.9 ft	Two: East, along SW 118th Ave and south, along SW Myslony St; 1,272.3 and 703.7 ft respectively
Rear Lot Line	West	West	North	North	North
Side 1 Lot Line	South	South	West	West	West
Side 2 Lot Line	North	North	n/a	East	n/a
Lot Area (sq ft)	192,430	114,817	152,800	290,309	750,356
Lot Width (ft)	378.1	305.3	361.8	366.9	705.6

Each of future Lots A-D exceed the minimum lot area, lot width, average lot width at building line, and lot width at street requirements.

Lot 1200 as it is exceeds the minimum lot area, lot width, average lot width at building line, which in relation to the main plant building is the same as the lot width, and lot width at street requirements.

F. Setback Requirements

61.060 Setback Requirements

(1) Front yard The minimum setback is 30 feet. When the front yard is across the street from a residential or Manufacturing Park (MP) District, a front yard setback of 50' is required.

(2) Side yard. The minimum setback is 0 to 50 feet, as determined through the Architectural Review process.

(3) Rear yard. The minimum setback is 0 to 50 feet as determined through the Architectural Review process. When the rear yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) district, a rear yard setback of 50 feet is required.

(4) Corner lot yards. The minimum setback is the maximum setback prescribed for each yard for a sufficient distance from the street intersections and driveways to provide adequate sight distance for vehicular and pedestrian traffic at intersections and driveways, as determined through the Architectural Review process.

(5) The minimum parking and circulation area setback is 5 feet, except when a yard is adjacent to public streets or Residential or Manufacturing Park District, the minimum setback is 10 feet.

(6) No spur rail trackage shall be permitted within 200 feet of an adjacent residential district.

(7) No setbacks are required at points where side or rear property lines abut a rail-road right-of-way or spur track.

(8) No fence shall be constructed within 10 feet of a public right-of-way.

Based on the above definitions and the overall site plan (Sheet C2.1), the setbacks are:

Attribute	*Yard*	*Direction*	*Minimum Required*	*Proposed Lineal Feet*
Future Bldg/Lot A	Front	East	30	67.6
	Rear	West	Zero to 50	82.9
	Side 1	South	Zero to 50	139.0
	Side 2	North	Zero	42.4
Future Bldg/Lot B	Front	East	30	98.9
	Rear	West	Zero to 50	112.1
	Side 1	South	Zero to 50	18.4
	Side 2	North	Zero to 50	37.4
Future Bldg/Lot C	Front	East & South	30	98.8 & 63.2
	Rear	North	Zero to 50	38.6
	Side 1	West	Zero to 50	88.8
	Side 2	n/a	n/a	n/a
Future Bldg/Lot D	Front	South	30	56.6
	Rear	North	Zero to 50	73.8
	Side 1	West	Zero to 50	60.0
	Side 2	East	Zero to 50	90.9

Lot 1200 does not adjoin a residential or MP Planning District.

The setbacks exceed the minimum requirements of (1)-(4).

The site plans illustrate parking and circulation area setbacks of at least 10 ft along SW 118th Avenue and SW Myslony Street and 5 ft elsewhere, meeting the requirement of (5).

Because the applicant proposes no spur rail trackage, the requirement of (6) is not applicable.

Because the side 2 property line of Lot A abuts a railroad right-of-way (ROW), the option of (7) allowing no minimum setback applies, and the applicant has chosen not to exercise this option.

Because the site plans illustrate and note no fence along either SW 118th Avenue or SW Myslony Street and imply removal of the existing fencing along these public ROWs, the requirement of (8) is not applicable.

The proposal meets the requirements.

G. Structure Height

61.080

(1) Except as provided in subsection (2), (3) or (4) of this Section, no structure within an MG District shall exceed a height of 60 feet and flagpoles which display the flag of the United States of America either alone or with the State of Oregon flag shall not exceed 100 feet above grade provided that the setbacks are not less than a distance equal to one and one-half times the flagpole height.

The elevations (Sheets AA3.1, BA3.1, CA3.1, and DA3.1) note Buildings A, B, C, and D at 35, 32, 32, and 36 ft high respectively, meeting the requirement.

H. Noise Mitigation

61.075 Sound Barrier Construction

(1) Sound barrier construction shall be used to intercept all straight-line lateral paths of 450 feet or less between a residential property within a residential planning district and any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway.

Because there exists no straight-line lateral path of 450 or fewer feet between a residential property within a residential planning district and any side edge of an overhead door or other doorway larger than 64 square feet (sq ft), the requirement is not applicable.

63.051(1) Except as otherwise provided in this section, all industrial development shall comply with the Oregon State Department of Environmental Quality standards relating to noise. From 9:00 p.m. to 7:00 a.m., a dBA reading from an industrial development, whether new or existing, shall not exceed an L-max of 60 dBA when measured from a noise sensitive property.

Because staff cannot determine compliance until after approval of this AR, staff recommends iteration of the requirement as a condition of approval.

I. Site Planning

73.050 Criteria and Standards.

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 comply with the TDC and other applicable City ordinances as identified in this report and with applicable conditions of approval will be in compliance.

73.160 Standards.

(1)(b) For Industrial Uses:

(i) a concrete or asphalt paved pedestrian walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet in width.
The overall site plan (Sheet C2.1) indicates that each of Buildings A-D has a walkway connection from the building entrance to a sidewalk in a public ROW and that each connection varies from five (5) to eight (8) ft wide, meeting the requirement.

(ii) walkways through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.
The overall site plan (Sheet C2.1) indicates that each walkway crossing has a different appearance than the adjacent paved vehicular areas through paint striping, meeting the requirement.

(iii) accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane.
(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.)
Figure 11-1 "Functional Classification and Traffic Signal Plan" dated January 8, 2013 (Attachment 106) designates the adjoining segments of SW 118th Avenue and SW Myslony Street respectively as Minor Collector and Major Collector roads. Figures 74-2C & D (Attachment 109) show the street design standards for both Major and Minor Collectors include bicycle or bike lanes. The adjacent segment of SW 118th Avenue has bike lanes while SW Myslony Street, which isn't yet improved by the City or a private developer to present standards, lacks bike lanes.

Railroad ROW parallels the north boundary of Lot 1200 and runs between Lot 1200 and SW Herman Road. Figure 11-5 "Tualatin Transit Plan" dated December 21, 2012 (Attachment 108) indicates along SW Herman Road transit in the form of partial fixed route shuttle. The figure designates only major stops, leaving open the possibility of minor or otherwise categorized stops near Lot 1200. (No TriMet or private transit line exists along SW Herman Road.) Additionally, Figure 11-4 "Bicycle and Pedestrian Plan" indicates that SW 118th Avenue and SW Myslony Streets are among roads planned for bike lanes and sidewalks. Lastly, for further context, the Linking Tualatin Final Plan, a long-range plan, in the Innovative Transit Solutions section on p. 23 contains Figure 9 Transit Route Map that proposes a bus stop each at the intersection of SW 118th Avenue and SW Herman Road and the intersection of SW 124th Avenue and SW Myslony Street. Because of the TDC figures, the accessway requirement of (iii) applies.

The site plans north and south (Sheets C2.1A and C2.1B) illustrate that each of Buildings A, B, and D have accessways from building perimeter walkways to public sidewalks.

Building C on corner Lot C has an accessway to SW 118th Avenue but not also the other public street, SW Myslony Street. To correct this, the applicant can widen the proposed walkway from SW Myslony Street from 5½ ft into an 8-ft accessway

between the public sidewalk and to a point in line with the south wall of Building C. (The applicant should do so while continuing to propose a deciduous tree each in the landscaped islands either side of the accessway.) Staff recommends this as a condition of approval.

(iv) Accessways may be gated for security purposes
The applicant has chosen not to exercise this option.

(v) 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.
Because Lot 1200 does not abut a City greenway as designated by Map 72-2 Greenway Development Plan, the requirement is not applicable.

73.160(1)(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb. (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.)
The site plans north and south (Sheets C2.1A and C2.1B) illustrate that all walkway and accessways between buildings and public sidewalks that cross curbs have curb ramps. The plans propose 5 trash enclosures, one each for Buildings A-C and two for Building D. Each has a walkway leading from a drive aisle to a pedestrian entry at the rear of an enclosure. The applicant needs to install a curb ramp at each of the 5 interfaces of trash enclosure walkways and drive aisle curbs. Staff recommends this as a condition of approval.

(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.
The site plans north and south (Sheets C2.1A and C2.1B) illustrate and note 8-foot accessways, which are private, constructed of asphalt and concrete and ADA compliant, meeting the requirement.

(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.
Because the proposal involves no undeveloped parcels or undeveloped transit facilities, the requirement is not applicable.

(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.
Because the proposal involves no need to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the provision is not applicable.

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

Staff acknowledges this.

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.
The proposed Buildings A-D have many and well distributed windows.

The building elevations (Sheets AA3.1, BA3.1, and CA3.1, Keynotes 14; and DA3.1, Keynote 17) note wall pack lights without providing some specification of the wall-mounted fixture(s). Though providing light, because the elevations proposed the wall-mounted fixtures at 26 ft above grade, tenants, employees, and pedestrians would see less well because of the likely glare and direct visibility of the bulbs from most areas near Buildings A-D, weakening the benefit of exterior lighting. To ensure compliance with this code section, staff recommends a condition that the applicant provide clarification about the wall-mounted fixtures and the angles of bulb visibility and revise the proposal if needed based on the *Guidelines for Good Exterior Lighting Plans* (Attachment 110), specifically information that relates to the "Acceptable" lighting fixtures and "Full-cutoff fixture" lighting angle diagrams in the guidelines on pages 2 and 4 respectively. Staff recommends a condition of approval to this effect.

(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.
The proposed Buildings A-D have many and well distributed windows, mostly along building elevations facing SW 118th Avenue and SW Myslony Street, meeting the requirement of (b).

(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way.
The site photometric plan (Sheet ES 0.01) illustrates that exterior fixtures light the site such that they facilitate surveillance of on-site activities from the public ROW, meeting the requirement.

(d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.
The building elevations (Sheets AA3.1, BA3.1, CA3.1, and DA3.1) Keynotes 15 (A-C) and 18 (D) illustrate and note provision of address numerals that clearly locate buildings and their entries and likely meet Tualatin Valley Fire & Rescue (TVF&R) standards – with one exception.

The Building A elevations illustrate address numerals on the easterly north elevation and the southerly east elevation. Because a railroad ROW separates the north side of Lot A from SW Herman Road, Building A has direct access from SW 118th Avenue via driveway near the northeast corner of the building, and Building A is closer to SW 118th Avenue than to SW Herman Road, it would more clearly locate Building A and its entries if both sets of address numerals were at the northeast corner. The applicant needs to relocate the southerly east address numerals to the northerly east elevation. Staff recommends this as a condition of approval, acknowledging that if TVF&R directs placement of numerals differently from the condition, then applicant would follow that direction.

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.

The site and landscape plans illustrate four total at-grade electrical transformers for Buildings A-D. Because the site plans might not include all intended at-grade equipment and do not include roof plans indicating placement and height of rooftop mechanical equipment, staff recommends iteration of the requirement as a condition of approval, adding that the applicant provide indication that if the applicant were to propose additional such equipment, that the applicant would comply with the requirement.

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 outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227, the requirement is not applicable. Future tenants will have to comply with this code section and may have to install screening to comply.

J. Structure Design

Section 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 material of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other development in the same vicinity.

The vicinity around Lots A-D is one tax lot deep, an area that includes the businesses and land uses that Section D Planning Districts and Adjacent Land Uses identifies and is designated or zoned General Manufacturing (MG) Planning District. It includes development that began in the 1970s, is mostly from the 1980s and ’90s, and consists of large industrial warehouses with ancillary office space. Most buildings are painted with two-tone neutral color schemes, and some are metal-sided sheds.

The elevations (Sheets AA3.1, BA3.1, CA3.1, and DA3.1) illustrate four colors to be determined, of which one would be an accent color between tenant entrances up to 12 ft from grade. The requirements are met.

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.

Staff recommends iteration of the requirement as a condition of approval.

K. Mixed Solid Waste and Source Separated Recyclables Storage Areas for New or Expanded Multi-Unit Residential, Commercial, Industrial, Public and Semi-Public Development

73.227(2)(a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below are reviewed through the Architectural Review process.
(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.
The site plans included the size and location of such storage areas, and the predominant uses of Buildings A-D fall under the grouped category of wholesale/warehouse/manufacturing.

(ii) Storage areas for multiple uses on a single site may be combined and shared.
The applicant proposes to exercise this option through 5 trash enclosures, one each for Buildings A-C and two for Building D.

(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 overall, north, and south site plans (Sheets C2.1, C2.1A, and C2.1B) and the trash enclosure details (Sheet A8.6) illustrate 5 trash enclosures, one each for Buildings A-C and two for Building D. The applicable rate is wholesale/warehouse/ manufacturing at 6 sq ft per 1,000 sq ft gross leasable area (GLA) and it applies as follows based on the trash enclosure details (Sheet A8.6) that show each enclosure being identically 25 ft wide by 18 ft deep inside wall to inside wall, equal to 450 sq ft:

Building	*Sq Ft*	*Applied Rate (sq ft)*	*Required*	*Storage Area Proposed (sq ft)*
A	65,448	10 + ([65,448 / 1,000]*6)	402.7	450
B	37,975	10 + ([37,975 / 1,000]*6)	237.9	450
C	53,150	10 + ([53,150 / 1,000]*6)	328.9	450
D	145,365	10 + ([145,365 / 1,000]*6)	882.2	North: 450 South: 450 Total: 900

The trash enclosure storage areas exceed the minimum requirement.

73.227(6)(a)
(i) To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.
The applicant has chosen to exercise this option.

(iii) Storage area space requirements can be satisfied with a single location or multiple

locations, and can combine both interior and exterior locations.
The applicant has chosen to exercise this option.

(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.
The site plans propose placement of one of the two trash enclosures for Building D at the southwest corner of Building/Lot D between a plane in line with the east elevation of Building D and SW Myslony Street. Though it appears this placement fails to meet the requirement regarding a yard adjacent to a public street:

1. Exhibit G of the application materials is a January 17, 2014 letter to the applicant from the waste hauler, Republic Services, stating that, "I appreciate you moving the enclosure to the present position @ the comer of building D and Myslony ST. This provides me with a straight in and safe access."
2. 31.060 defines "yard" as, "An open space on a lot which is unobstructed by buildings or structures from the ground upward." Because the trash enclosure is itself a structure, and it's closer to SW Myslony Street than the only other Lot D structure, which is Building D, therefore its southernmost plane defines the north boundary of the south front yard.
3. As examined for the setback requirement of 61.060(1), the minimum front yard setback is 30 ft. The overall, north, and south site plans (Sheets C2.1, C2.1A, and C2.1B) both note the distance between the south wall of the trash enclosure and the ROW line of SW Myslony Street is 30 ft, meeting that requirement.
4. The applicant proposes placement of evergreen plants around the enclosure walls, helping to screen the enclosure and exceeding the minimum requirement of 73.227(6)(b)(iii).

The requirement is met.

(v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.
All proposed storage areas are located in or visible from the central area shared by Lots A-D, meeting the requirement.

(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process.
Most of the trash enclosures are located in parking areas, and the proposal provides parking spaces as examined for the requirement of 73.370(2)(a) Industrial below, meeting the requirement.

(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.
The site plans illustrate enclosures placed in the interior of the site away from the public streets and the drive aisles closest to and paralleling the public streets. P. 21 of the applicant's narrative states, "As shown on the attached plans (see

C2.1), the trash enclosure areas will be placed to the interior of the site within the loading and maneuvering areas and will provide easy access and maneuverability for the solid waste hauler." The requirement is met.

73.227(6)(b)
(i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.
Exhibit G of the application materials is a January 17, 2014 letter to the applicant from the waste hauler, Republic Services, stating that, "[D]rivers should be able to safely service all of the enclosure as you have designed them", meeting the requirement.

(ii) Storage containers shall meet Fire Code standards and be made and covered with waterproof materials or situated in a covered area.
Staff recommends iteration of the requirement as a condition of approval. The applicant needs to revise plans to note compliance.

(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.
The trash enclosure details (Sheet A8.6) illustrates and notes each enclosure with 7-ft high walls, evergreen plants around the walls, gate openings 25 ft wide and with cane bolts capable of securing the gates in a closed or open position, and an opening for pedestrian access, exceeding the minimum requirements.

(iv) Exterior storage areas shall have either a concrete or asphalt floor surface.
The trash enclosure details (Sheet A8.6) illustrate concrete floor surface, meeting the requirement.

(v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.
The proposed storage areas will have containers for different types of materials. Metro, the Portland metropolitan area regional government, provides that different materials are accepted in differently colored receptacles, and this is implemented by regional waste haulers, meeting the requirement.

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.
P. 21 of the applicant's narrative states:

> According to Republic Services standards, trash enclosures will have gates that open 120 to 180 degrees and have locking mechanisms (some, at full opening overlap, low landscaped areas and curbs; this is allowed by the hauler). Gates

> can be latched when closed, but storage areas will be accessible to haulers and pedestrians through gates and the pedestrian/cart access openings.

The requirement is met.

(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.

P. 21 of the applicant's narrative states:

> As shown on the attached plans (see C2.1), the trash enclosure areas will be placed to the interior of the site within the loading and maneuvering areas and will provide easy access and maneuverability for the solid waste hauler. Trash enclosures will not be covered.

The requirement is met.

(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.

The site plans illustrate that no garbage truck backing out of a driveway onto a public street is necessary for hauler access to the enclosures, and more than one access point is available for each enclosure, meeting the requirement.

L. 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.

Staff recommends iteration of the requirement as a condition of approval.

73.160(3)(e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.

Staff recommends iteration of the requirement as a condition of approval.

73.240(3) The minimum area requirement for landscaping for uses in CO, CR, CC, 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 neither Lot 1200 nor any of Lots A-D is within the Core Area Parking District, and the applicant proposes no dedication for a greenway or natural area, the minimum area requirement for landscaping for any of these lots is 15%.

The overall site plan (Sheet C2.1) lists within the "Site Data" area total landscaping as follows:

Landscaping Attribute	*Future Lot A*	*Future Lot B*	*Future Lot C*	*Future Lot D*	*Lot 1200*
Lot Size (sq ft)	192,430	114,817	152,800	290,309	750,356
Landscape Area Total (sq ft)	39,667	22,195	27,897	43,589	133,348
Landscape Area % of Lot	20.6	19.3	18.3	15.0	17.8

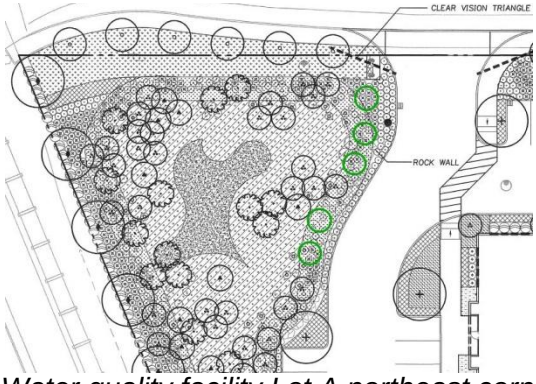
The minimum requirement is exceeded for Lots 1200 and A-C, and the requirement is met for Lot D.

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 the subject site 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.
The landscape plans (Sheets L2.1-L2.5) illustrate the yards adjacent to SW 118th Avenue and SW Myslony Street planted to lawn or live groundcover and trees and shrubs.

Water Quality Facility

Sheet L2.1 illustrates a water quality facility (WQF) at the northeast corner of Lot A. The easterly south boundary of the WQF along a driveway has two gaps in the middle east and middle west with no trees. Because trees in a row defining or lining a circulation route is part of park-like character, the applicant needs to redistribute or add trees to be roughly evenly spaced along the north edge of the driveway / south edge of the WQF. This revision would also serve objective 73.150(7), "Emphasize entry drives into commercial complexes and industrial park developments … ." Staff recommends a condition of approval to this effect.



Water quality facility Lot A northeast corner suggested additional/redistributed trees

Because as examined for the requirement of 74.765 below the applicant proposes a street tree species of Kwansan Japanese Flowering Cherry and thereby signals a

willingness to use it, and because flowering cherry trees contribute to park-like character, staff suggests that the applicant provide a number of cherry trees roughly evenly spaced along the north edge of the driveway / south edge of the WQF in lieu of an equivalent number of trees that the applicant proposed to plant within the WQF or addition to the number of trees proposed.

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 landscape plans (Sheets L2.1-L2.5) illustrate the yards not adjacent to public streets planted with trees, shrubs, grass or other live groundcover, meeting the requirement.

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.
The landscape plans (Sheets L2.1-L2.5) illustrate landscaped areas designed so that within three years the ground shall be covered by living grass or other plant materials and that no more than 10% of the landscaped area is covered with unvegetated areas of bark chips, rock or stone, meeting the requirement.

73.260(1)(a) Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1 1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.
Sheet L2.1 lists deciduous tree species of 2-inch caliper at planting, exceeding the minimum requirement.

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.
Sheet L2.1 lists a coniferous tree species of 8 ft at planting, exceeding the minimum requirement.

73.260(1)(c) Evergreen and deciduous shrubs shall be at least 1 to 5 gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.
Sheet L2.1 lists shrubbery species of one (1) to five (5) gallon size at planting, meeting the requirement.

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.
Sheet L2.1 lists groundcover species other than English ivy, meeting the requirement.

73.260 (1)(e) Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry. Lawns shall be 100 percent coverage and weed free.
Sheet L2.1 lists seeded lawn among groundcovers, meeting the requirement.

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

Sheet L2.1 General Note 1 indicates all new landscape areas to be irrigated with a fully automatic underground irrigation system providing 100% coverage, meeting the requirement.

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.

Staff recommends iteration of the requirement as a condition of approval.

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.

The planting plans (Sheets L2.1-L2.5) illustrate 5-ft building perimeter landscaping beyond loading areas and pedestrian egress/ingress locations, meeting the requirement.

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.

The planting plans (Sheets L2.1-L2.5) illustrate as landscaped all areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas, meeting the requirement.

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 under-ground parking, where this provision shall not apply.

The planting plans (Sheets L2.1-L2.5) delineate and note vision clearance triangles at the intersections of driveways and public streets and landscaping that respects horizontal and vertical clearances, meeting the requirement.

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.

The planting plans (Sheets L2.1-L2.5) illustrate landscaping at least 5 ft deep onto the property along all off-street parking and vehicular circulation areas (including

loading areas) containing deciduous trees, plantings which reach a mature height of 30 inches in 3 years which provide screening of vehicular headlights year round, and shrubs and ground cover planted so as to achieve 90 percent coverage within three years, meeting the requirement.

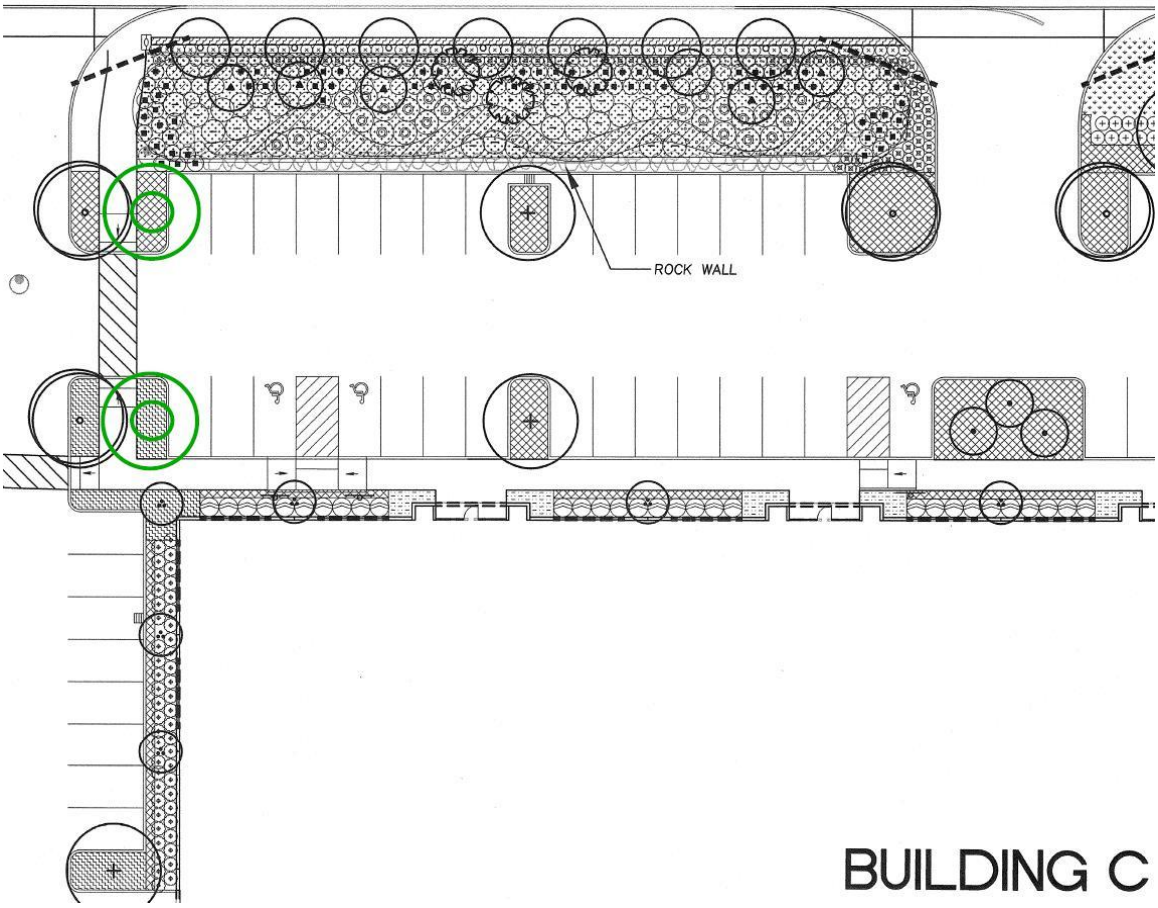
73.360
(1) A minimum of 25 square feet per parking stall shall be improved with landscape island areas, which are protected from vehicles by curbs. These landscape areas shall be dispersed throughout the parking area [see 73.380(3)].
(2) All landscaped island areas with trees shall be a minimum of 5 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) Landscaped islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns.
Regarding (1) and (3), the planting plan (Sheet L2.1) Tree Data table lists related information. For Lots A-D:

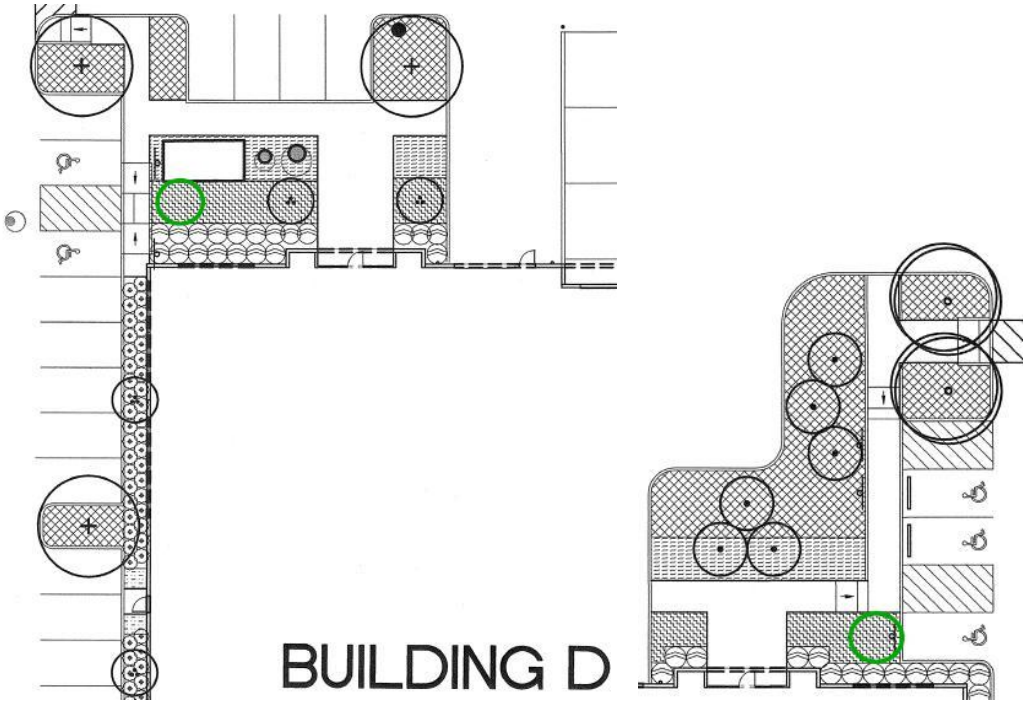
Attribute		*Future Lot A*	*Future Lot B*	*Future Lot C*	*Future Lot D*	*Lot 1200*
Parking Spaces Proposed		94	73	107	133	407
Landscape Island Area (sq ft)	*Required*	94 x 25 = 2,350	73 x 25 = 1,825	107 x 25 = 2,675	133 x 25 = 3,325	407 x 25 = 10,175
	Proposed	3,337	2,209	3,847	5,541	14,934
Trees	*Required*	94 / 4 = 23.5 → 24	73 / 4 = 18.3 → 18	107 / 4 = 26.8 → 27	133 / 4 = 33.2 → 33	102
	Proposed	68	37	64	98	267

The proposal exceeds the minimum requirements of (1) and (3).

Staff suggests addition of four trees to better meet the objective of 73.230(2) to enhance the environmental and aesthetic quality of the City "by using trees and other landscaping materials to temper the effects of the sun, wind, noise, and air pollution." and the portion of the requirement of (3) that refers to, “lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns.” The four trees would be two northeast of Building C and one each northeast and southeast of Building D as illustrated below in green on three site plan excerpts:

Two large or small trees added along the Building C SW 118th Ave accessway:


ROCK WALL
BUILDING C


BUILDING D

A small tree added at Building D northwest corner:

A small tree added at Building D northeast corner

Regarding (2), the planting plans (Sheets L2.1-L2.5) illustrate that all landscaped islands with trees are at least 5 ft wide inside of curb to inside of curb, with one exception. The island near the northeast corner of Building A and on the south side of the east landing of the accessway crossing illustrates a tree, but is less than 5 ft wide. The applicant needs to continue to propose a tree and widen the island to at least 5 ft inside of curb to inside of curb. Staff is aware that the site plan north and the utility north plan (Sheet C2.2A) illustrate a stormwater catch basin grate next to the island. Staff recommends a condition of approval to this effect.

The applicant can widen the majority of the island to accommodate the proposed tree, leaving the catch basin in place and open to stormwater flow from the south instead of both south and west. Additionally, it appears widening the island might not necessarily eliminate the adjacent parking space. The applicant can size the width of the space for compact parking, which Figure 73-1 permits to have a minimum stall width of 7.7 ft, allowing it to fit with an adjacent 5-ft island.

Regarding (4), the planting plans (Sheets L2.1-L2.5) illustrate landscaped islands at all aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns, meeting the requirement of (4).

73.360(5) Required landscaped areas shall be planted so as to achieve 90 percent coverage within three years.

The planting plans (Sheets L2.1-L2.5) list plant materials and illustrate landscaping that can achieve 90% coverage within three years, meeting the requirement.

73.360(6)(a) 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.

The planting plans (Sheets L2.1-L2.5) illustrate all driveways from the public streets defined with landscape areas no less than 5 ft wide on each side and extending 30 ft back from the property line for industrial development.

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.
Sheet L2.1 lists deciduous tree species with the above characteristics, meeting the requirement.

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. If the Operations Director determines that none of the species in Schedule A is appropriate or finds appropriate a species not listed, the Director may substitute an unlisted species.
Lots A-D are within Zone 2 pursuant to Map 74-1 Street Tree Plantings. The landscape plans (Sheets L2.1-L2.5) list and illustrate street trees:

Lot	*Street*	*Proposed*	*Analysis*
A	SW 118th Ave	Kwansan Japanese Flowering Cherry	Schedule A doesn't list the proposed species for Zone 2.
B	SW 118th Ave	Kwansan Japanese Flowering Cherry	Schedule A doesn't list the proposed species for Zone 2.
C	SW 118th Ave	Kwansan Japanese Flowering Cherry	Schedule A doesn't list the proposed species for Zone 2.
	SW Myslony St	Marshall Ash	Schedule A lists ashes for Zone 2, but cultivars of Golden Desert, Leprechaun, Raywood, and Urbanite, not proposed Marshall.
D	SW Myslony St	Marshall Ash	Schedule A lists ashes for Zone 2, but cultivars of Golden Desert, Leprechaun, Raywood, and Urbanite, not proposed Marshall.

Pursuant to the option within 74.765, the Park Maintenance Manager, a designee of the Operations Director and a tree expert, seeking to promote diversity within the City street tree stock, determined following a site visit on March 28, 2014 that he finds appropriate the applicant's proposed street tree species. The requirement is met.

M. 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 tree cutting permits 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.
(1) 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.

Proposal

The overall, north, and south site plans (Sheets C2.1, C2.1A, and C2.1B) and the applicant's narrative (p. 37) contain tree removal information. The narrative states that:

> Criterion (c) applies to this project. As demonstrated in the attached plans (see existing conditions C2.0 and site plans on C2.1, C2.1A, and C2.1B), following demolition of the existing development, 23 trees will exist on the site and must be removed to accommodate the proposed development and ensure the most efficient use of the site. These trees would be damaged during construction due to their proximity to grading and improvements of the proposed development, and do not blend with the surrounding and proposed landscaping. In addition, by removing and replacing the existing trees on the site, more cohesive and location appropriate plantings can be provided for the project, creating a more visually appealing site.

Analysis & Findings

First, the site plans identify 28 total existing trees on Lot 1200, not 23 as the narrative states, all of which are reflected in light gray on the site plan north (Sheet C2.1A) on what will be Lots A and D. Second, staff disagrees that removal of every tree is necessary to "ensure the most efficient use of the site" and that existing trees "do not blend with the surrounding and proposed landscaping", neither reason being a tree removal criterion. "Damage during construction due to their proximity to grading and improvements of the proposed development" is reasonable; however, the application lacks enough specific information to demonstrate this reason applies to all 26 trees. Third, the applicant can revise the site plans to make more feasible preservation of certain trees while retaining efficient use of the site. This is outlined below.

Because the proposal fails to uniquely identify each tree, the applicant needs to uniquely identify each tree. For purposes of this AR decision, staff uses an identification (ID) system in which all trees on Lot A, which are roughly in a row, are numbered from east to west as Trees A1 through A25, and the three trees on Lot D, which are in a row, are numbered from north to south as Trees D1, D2, and D3. Staff suggests that the applicant incorporate this ID scheme as part of site and landscape plan revisions.

Because of the distance between proposed improvements and certain trees

appears sufficient to preserve them, the applicant needs to preserve them, provide to the satisfaction of staff more detailed justification for the application of Criterion (c) to Trees A1, A8-A11, A20-A25, D1, and D2, or a combination thereof.

Additionally, the applicant can revise the plans to increase the distance between certain trees and improvements. Specifically, regarding Trees A20-A24 and D1-D2, narrowing the adjacent drive aisles from the proposed 26 ft to 22 ft gains 4 additional feet between drive aisle and curbing and these trees. This is feasible because the two adjacent drive aisle widths are in excess of the 22 ft required by 73.380(11) below. Additionally, the applicant can propose less deep parking spaces as compact parking spaces, which Figure 73-1 allows to have a stall depth of 15 ft. The applicant can also shift the proposed walkway adjacent to Trees A20-25 away from them along with the drive aisle.

Regarding Tree D3, the applicant also can remove at least 2 or 3 parking spaces that would displace Tree D3. (Building/Lot D would retain 131 or 130 parking spaces.) Trees D2 and D3 are the tallest trees on Lot 1200, firs that are 35 and 31 inches diameter at breast height (DBH) respectively and approximately 100 ft tall.

Tree Preservation Goals and Objectives

TDC objectives include:

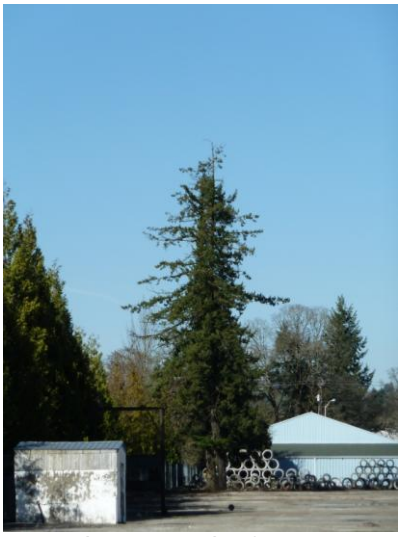
- **73.210(1) Minimize disruption of natural site features such … trees … .**
- **73.230 … [T]o enhance the environmental and aesthetic quality of the City:**
  (1) By encouraging the retention and protection of existing trees and requiring the planting of trees in new developments;
  (2) By using trees and other landscaping materials to temper the effects of the sun, wind, noise, and air pollution.

In addition to the TDC, City sources of tree preservation goals include:

- City Council Strategic Management Plan (2010):
  - Vision 12, “Being a community dedicated to protecting and enhancing its tree canopy”
  - Strategic Focus Area 6, “Preservation of the community’s natural resources; i.e., river, green spaces, etc.”
  - Goal 5, “Preserve Tualatin’s unique and important natural features and resources.” (Indirectly related is Goal 5, Objective 5, “Review the development code to ensure preservation of green spaces and trees in development and redevelopment areas [suggest possible amendments to City Codes].")
- City Council Retreat (2012):
  - “2020 Vision: 2. Protect and Expand Natural Spaces” (Sheet 4):
    - “Tree Canopy”
  - “2020 Vision: 8. Expanded Opportunities for Vibrant Parks and Recreational Facilities …” (Sheet 4):

  - "Expanded … Natural Spaces"
- Lastly, the City has been a Tree City USA since 1987, over 25 years.

Below are photo excerpts. These and additional photos are within Attachment 105.



1. View to North of Tree D3 from SW Myslony St

2. View to Southwest of Trees D2 and D3 (Middle Left) from Northeast Corner of Lot A

3. View to Southwest of Trees A5 and Onward (Left to Right) from Northeast Corner of Lot A

4. View South to Arbor Vitae along SW 118th Ave

Shrubbery

Photo 4 above and the site plan north (Sheet C2.1A) illustrates five (5) existing tall *arbor vitae* shrubs clustered along SW 118th Avenue adjacent to Lot A. Acknowledging that the shrubs aren't trees and that the required burying of overhead electric power lines might require removal of the shrubbery, staff

suggests that the applicant attempt to preserve this mature shrubbery to meet the objective of 73.230(2) referenced above by using “landscaping materials to temper the effects of the sun, wind, noise, and air pollution”.

Conclusion

The applicant needs to submit a tree preservation plan sheet or incorporate and call out tree preservation within and submit revised site and landscape plans showing preservation of Trees A1, A8-A11, A20-A25, and D1-D3 or provide to the satisfaction of staff more detailed justification for the application of Criterion (c) to any of these trees. As part of this, the applicant needs to submit a Tree Preservation Site Plan and Tree Assessment and tag all trees on site to comply with TDC 34.210. Staff recommends a condition of approval regarding tree preservation as described above.

73.250(1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.
Though the proposal retains no trees, because staff recommends applying a condition to meet the tree preservation requirement of 73.050(4) above, staff recommends applying a condition of approval to meet the requirement.

73.250(2)
(a) During the construction process, 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.
Though the proposal retains no trees, because staff recommends applying a condition to meet the tree preservation requirement of 73.050(4) above, staff recommends iteration of the requirements as a condition of approval to meet the requirements, adding that the applicant provide revised landscape plans showing compliance with the requirements.

73.250(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.
Though the proposal retains no trees, because staff recommends applying a condition to meet the tree preservation requirement of 73.050(4) above, staff recommends iteration of the requirement as a condition of approval to meet the requirement, adding that the applicant provide revised landscape plans showing compliance with the requirement.

N. 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.
The planting plan (Sheet L2.1) and planting details (Sheet L8.2) indicate topsoil placement in landscaped areas, meeting the requirement.

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 grading plans (Sheets C2.2A and C2.2B) show that the drainage system directs stormwater away from walkways, buildings and landscape areas that are not WQFs, meeting the requirement.

O. Bicycle Parking, Off-Street Parking and Loading

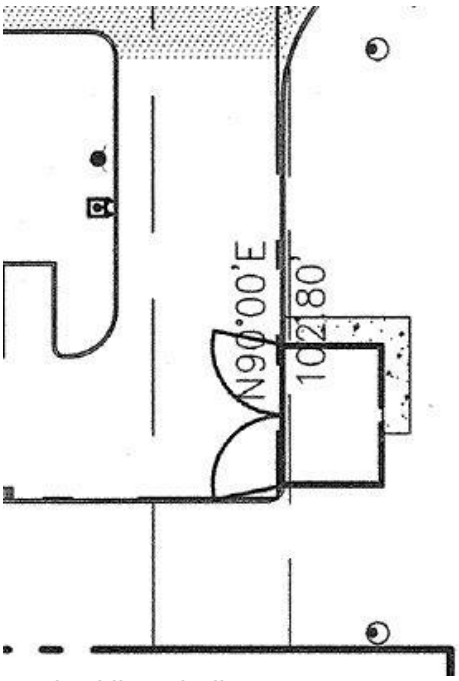
73.370(1)(l) Parking facilities may be shared by users on adjacent parcels if the following standards are met:
(i) One of the parcels has excess parking spaces, considering the present use of the property; the other parcel lacks sufficient area for required parking spaces.
(ii) The total number of parking spaces meets the standards for the sum of the number of spaces which would be separately required for each use.
(iii) Legal documentation, to the satisfaction of the City Attorney, shall be submitted verifying permanent use of the excess parking area on one lot by patrons of the uses deficient in required parking area.
(iv) Physical access between adjoining lots shall be such that functional and reasonable access is actually provided to uses on the parcel deficient in parking spaces.
(v) Adequate directional signs shall be installed specifying the joint parking arrangement.
(vi) Areas in the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor would be better protected.
Through a separate and later subdivision application, the applicant will subdivide Lot 1200 into four Lots A-D as numbered for the industrial park, each with a tax lot number that Washington County will then assign. Lots A-D will share across lot lines certain driveways to public streets, parking drive aisles, and loading berth truck circulation areas at the rears of Buildings A-D. The proposal implies the user sharing of parking across Lots A-D.

Removal of Proposed Trees from Shared Access Easement

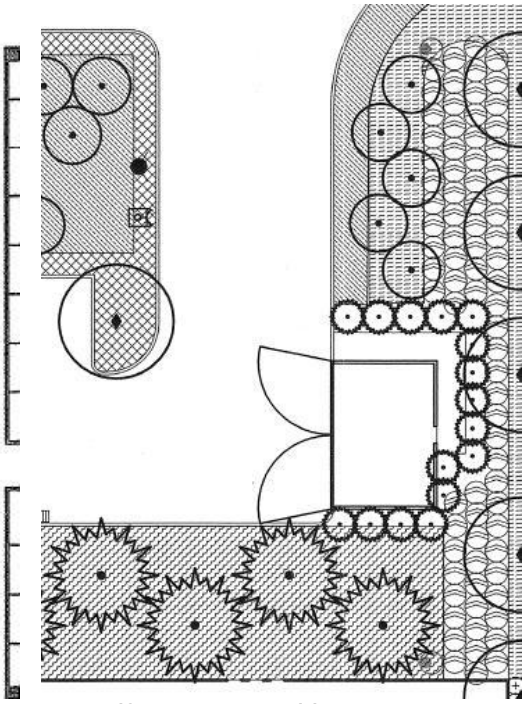
The site plan north (Sheet C2.1A) notes a "25-ft access easement to adjacent lot" leading from SW 118th Avenue between Buildings/Lots A and B to Lot 1100. The planting plan (Sheet L2.4) illustrates that the western end of the 25-ft wide access easement would be planted with two conifers. Staff suggests that as a general principle, a developer should avoid planting additional trees in an easement, and because upon redevelopment of Lot 1100 such landscaping would need to be removed to extend the drive aisle, that the applicant revise the planting plans to propose no additional trees within the easement.

Further, as examined for the requirement of 73.050(4) above, because the

preservation of Tree D3 necessitates removal of 2 or 3 parking spaces, and because redevelopment of Lot 1100 would necessitate extension of the drive aisle, in addition to not proposing the conifers the applicant may wish to propose instead 3 or more parking spaces at the end of the drive aisle and leaving a landscaped strip, with groundcover and shrubbery but no trees, of 5 ft or more between the parking and the west property line to maintain compliance with the parking setback requirement of 61.060(5) examined above. These improvements would help maintain the Lots A-D total parking supply as desired by the applicant and facilitate later physical changes to provide drive aisle access for Lot 1100 by having already provided additional paved surface closer to Lot 1100.



Dashed lines indicate easement boundaries (overall site plan)



Two conifers proposed in easement (planting plan)

Provision of Copy of Parking Agreement

Because the proposal is for a speculative multi-tenant industrial park and though there is no apparent lack of parking at this time, in the indefinite future the subdivision of Lot 1200 into four lots with changes in ownership and tenants could lead to different applicable parking requirements and changes in actual parking demand across the industrial park such that conflict might arise among any combination of owners, tenants, and the City.

To provide more certainty for the applicant, succeeding owners, tenants, and the City, regarding (iii) the applicant needs to submit legal documentation, to the satisfaction of the City Attorney, verifying permanent shared use of parking and

use of any excess parking area on one lot by patrons of any uses deficient in required parking area on a lot. Staff recommends a condition of approval to this effect.

73.370(2)(a) Industrial (i&ii) Manufacturing & Warehousing. Required bicycle parking is 2, or 0.1 spaces per 1,000 gross square feet, whichever is greater, of which the first 5 spaces or 30%, whichever is greater, shall be covered.
The following is based on the site data table on the overall site plan (Sheet C2.1):

Building	*Sq Ft*	*Applied Rate*	*Bike Parking*	
			Required	*Proposed*
A	65,448	([65,448 / 1,000]*0.1) = 6.5 → 7	7	15
B	37,975	([37,975 / 1,000]*0.1) = 3.8 → 4	4	10
C	53,150	([53,150 / 1,000]*0.1) = 5.3 → 5	5	15
D	145,365	([145,365 / 1,000]*0.1) = 14.5 → 15	15	21

While the quantity exceeds the minimum requirement, because the proposal lacks information about whether the first 5 bike spaces or 30%, whichever is greater, is covered, the applicant needs to revise the site plans to indicate for each of Buildings A-D where and how the first 5 bike spaces or at least 30%, whichever is greater, is covered. Staff recommends a condition of approval to this effect.

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.
Regarding (n), the site plans propose 61 bike parking spaces in the form of 11 racks across Buildings A-D, meeting the requirement.

Regarding (o), because the application materials lack in the narrative or on the site plans information about the physical characteristics of the site, staff cannot determine compliance. The applicant needs to provide notation on the site plans or a revised site details sheet indicating bike stall length, width, and overhead clearance of covered stalls. Staff recommends iteration of the requirement as a condition of approval.

73.370(1)
(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 application materials lack in the narrative or on the site plans information about the requirements, staff cannot determine compliance. The applicant needs to provide notation on the site plans or a revised site details sheet indicating bike parking locations and signage. Staff draws the applicant's attention to the requirement of (u) that means if bike parking is away from a building main entrance, two signs are needed: one at the main entrance directing cyclists to the bike parking and one at the bike parking itself. Staff recommends iteration of the requirement as a condition of approval.

73.370(2)(a) Industrial [minimum motor vehicle parking requirement]
(i) manufacturing requires 1.6 parking spaces per 1,000 square feet.
(ii) warehousing requires 0.3 parking spaces per 1,000 square feet.
(iii) wholesale establishment requires 3.0 parking spaces per 1,000 square feet.

The applicant proposes that Lots A-D each have a speculative multi-tenant industrial building – Buildings A-D respectively. Because of this, the proposal envisions no particular combination of the three specific industrial uses of manufacturing, warehousing, or wholesaling. The applicant understands that the mix of uses by future tenants is limited by the total parking supply across Lots A-D. The applicant intends to share not only vehicle access but also parking supply across lots within Southwest Industrial Park.

The following is based on the site data table on site plan Sheet C2.1:

Building	*Sq Ft*	*Applied Rates of 0.3 or 1.6*	*Proposed Rate*	*Vehicle Parking*	
				Required	*Proposed*
A	65,448	([65,448 / 1,000]*0.3) = 19.6 → 20*	1.44	20	94
B	37,975	([37,975/ 1,000]*1.6) = 60.8 → 61**	1.92	61	73
C	53,150	([53,150 / 1,000]*1.6) = 85.0 → 85**	2.01	85	107
D	145,365	([145,365 / 1,000]*0.3) = 43.6 → 44*	0.91	44	133
All	301,938	([407 total proposed spaces * 1,000] / 301,938 total sq ft) = rate of 1.35	avg. 1.35	n/a	407

*Assumes the warehousing rate of 0.3.

**Assumes the manufacturing rate of 1.6, which is intermediate between warehousing and wholesaling and is likely the most applied parking rate within the MG Planning District.

The proposed parking supply for each of Buildings A-D and as averaged and shared across Southwest Industrial Park exceeds the minimum and is below the maximum. The requirement is met.

This analysis and finding doesn't exempt the applicant, succeeding owners, or tenants from 73.370(1)(a) that specifies the City may reexamine parking supply at the time of establishment of a new structure or use, or change in use, or change in use of an existing structure.

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

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

As examined for the requirement of 73.370(2)(a) Industrial, staff assumed for Buildings A and D 100% warehousing use and for Buildings B and C 100% manufacturing use:

Building	*Total Required Parking*	*Carpool/Vanpool (C/V)Parking*	
		Required	*Proposed*
A	20	2	4
B	61	61 / 25 = 2.4 → 2	3
C	85	85 / 25 = 3.4 → 3	4
D	44	44 / 25 = 1.8 → 2	North: 2 South: 3

The proposal exceeds the minimum requirement.

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.

The site plans north and south (Sheets C2.1A and C2.1B), Key Note 29 indicate provision of carpool/vanpool signage, meeting the requirement.

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.

The overall site plan (Sheet C2.1) proposes 407 parking spaces across Lots A-D of which none is compact, and no parking aisles exceed 8 continuous spaces in a row without a landscaped island, meeting the requirements.

73.380
(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.
(7) Groups of more than 4 parking spaces shall be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.
(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.

Regarding (4), the site plans illustrate that driveways, drive aisles, and parking are asphalt, meeting the requirement.

Regarding (6), for exterior pole-mounted lighting the application materials include technical specification cut sheets. The site photometric plan (Sheet ES 0.01), i.e. the lighting plan, illustrates two light poles along the site edge, one near the northeast corner of Building B 16 ft from SW 118th Avenue and one near the southwest corner of Building C 11 ft from SW Myslony Street. The light levels close to the avenue and the street would be respectively 6.1 and 4.2 footcandles (fc). The *Guidelines for Good Exterior Lighting Plans* (Attachment 110) include the recommendation that light levels at a business property line should not exceed 0.1 (fc). Because the application materials imply that pole-mounted lighting might shine or create glare on the avenue or street ROW, the applicant needs to provide revise plans or provide "cut sheets" to show that light levels at SW 118th Avenue and SW Myslony Street should not exceed 0.1 (fc).

For exterior wall-mounted lighting, the building elevations (Sheets AA3.1, BA3.1, and CA3.1, Keynotes 14; and DA3.1, Keynote 17) note wall pack lights without providing some specification of the wall-mounted fixture(s). As examined for the requirement of 73.160(3)(a), the wall pack lights are proposed at 26 ft above grade, a height that might make glare and direct bulb visibility intrude into the ROWs of SW 118th Avenue and SW Myslony Street. Because staff cannot determine compliance, the applicant needs to provide clarification about the wall-mounted fixtures and the angles of bulb visibility. Staff recommends a condition of approval to these effects for the requirement of (6).

Regarding (7), the site plans illustrate that groups of more than 4 parking spaces located and served by driveways and drive aisles such that their use requires no backing movements or other maneuvering within either public street, meeting the

requirement.

Regarding (9), the site plans illustrate curbing that prevents parked cars from encroaching on ROW, or adjacent landscaped areas or pedestrian walkways, meeting the requirement.

Regarding (11), the site plans illustrate that the narrowest drive aisle is 24 ft, exceeding the minimum requirement.

73.390
(1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:

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

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

The building elevations illustrate loading berths as follows:

Building	Building Sq Ft	Loading Berths Required	Proposed
A	65,448	3	22
B	37,975	2	17
C	53,150	2	22
D	145,365	3	42

The number for each building exceeds the minimum requirement.

All berths are 12 ft wide by 14 ft high, and the majority above the minimum number are at least 60 ft deep. No loading berth includes public ROW, and all of the sunken loading berths for large trucks are located at the shared rear area of Buildings A-D and screened by the buildings themselves as well as landscaping bridging the gaps between Buildings A and B and between C and D, meeting the requirements.

P. 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).

The site plans illustrate six driveways, of which two are clearly aligned and wide to serve as the primary on-site truck routes. The remaining four at 26 to 30 ft each are meant for employee and patron vehicles. One of the two truck driveways is from SW 118th Avenue, and the other is from SW Myslony Street. These will serve the rear loading berths of Buildings A-D. Both are 40 ft, exceeding the minimum requirement.

Shared Access Easement

The site plan north (Sheet C2.1A) notes a "25-ft access easement to adjacent lot" leading from SW 118th Avenue between Buildings/Lots A and B to Lot 1100. This easement acknowledges neighboring unincorporated Tax Lot 2S1 22C 001100 (Lot 1100) to the northwest at 12100 SW Herman Road that has a legally non-conforming private driveway directly across the railroad to SW Herman Road. Upon annexation and subsequent redevelopment of Lot 1100, the railroad would likely require this driveway to be closed, forcing Lot 1100 to take access to a public street across at least one of Lots A-D. The site plans indicate due provision of legal and physical means for such access.

Provision of Copy of Shared Access Easement

The applicant needs to provide a copy of the access easement to Lot 1100 to the Planning Division as well as any copy the Engineering Division might require through the Public Facilities Recommendation (PFR). Staff recommends a condition of approval to this effect.

Vision clearance requirements at the driveways and street intersection shall comply with the requirements of 73.400(16).
The planting plans (Sheets L2.1-L2.5) delineate and note vision clearance triangles at the intersections of driveways and public streets and landscaping and buildings that respect these areas, meeting the requirement.

Q. Signs

The applicant shall separately from this AR submit sign permit applications for any proposed signage. Staff recommends this as a condition of approval.

R. Public Comment Received

Staff received no public comment on the application.

S. 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; or
(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.

Staff recommends iteration of the requirement as a condition of approval.

IV. ARCHITECTURAL REVIEW RECOMMENDED CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented in the staff report, staff recommends that AR-14-02 be approved, subject to the following Architectural Review Conditions of Approval:

Note: Conditions and findings in this staff report refer to pages of the original submittal date stamped January 22, 2014.

AR-1 Prior to issuance of any grading permit(s) or on-site work, comply with Clean Water Services (CWS) and Tualatin Valley Fire & Rescue (TVF&R) requirements.

A. CWS: Submit to the City of Tualatin Engineering and Planning Divisions copies of the Clean Water Services (CWS) Site Development Permit to show compliance with the following:

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-l.

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. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C Erosion Control Permit.

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.

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.

B. **TVF&R**: Submit to the City of Tualatin Building, Engineering, and Planning Divisions copies of TVF&R permit(s) to show compliance with the attached March 21, 2014 letter from the TVF&R Deputy Fire Marshal (Attachment 103)

AR-2 Prior to obtaining a building or grading permit, the applicant shall submit four revised plan sets – plan size, ledger (11 x 17 inches), letter, and electronically in Adobe PDF file format – for review and approval to the Planning Division that meet the conditions of approval below. (The analysis and findings above provides background and context for the conditions of approval.)

Noise

A. **63.051(1)** Except as otherwise provided in this section, all industrial development shall comply with the Oregon State Department of Environmental Quality standards relating to noise. From 9:00 p.m. to 7:00 a.m., a dBA reading from an industrial development, whether new or existing, shall not exceed an L-max of 60 dBA when measured from a noise sensitive property.

Walkways & Accessways

B. **73.160(1)(b)(iii)** Accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane.

- The applicant shall widen the proposed walkway from SW Myslony Street from 5½ ft into an 8-ft accessway between the public sidewalk and to a point in line with the south wall of Building C and shall do so while continuing to propose a deciduous tree each in the landscaped islands either side of the accessway.

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

- The applicant shall install a curb ramp at each of the 5 interfaces of trash enclosure walkways and drive aisle curbs.

Lighting

D. **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.
- The applicant shall provide clarification about the wall-mounted fixtures and the angles of bulb visibility revise the proposal if needed based on the Guidelines for Good Exterior Lighting Plans (Attachment 110), specifically information that relates to the "Acceptable" lighting fixtures and "Full-cutoff fixture" lighting angle diagrams in the guidelines on pages 2 and 4 respectively.

E. **73.380(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.
- Because the application materials imply that pole-mounted lighting might shine or create glare on the avenue or street ROW, the applicant shall provide revise plans or provide "cut sheets" to show that light levels at SW 118th Avenue and SW Myslony Street should not exceed 0.1 (fc).

Address Numerals, Equipment Screening, & Fireproofing Waste Containers

F. **73.160(3)(d)** Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.
- The applicant shall relocate the southerly east address numerals to the northerly east elevation unless TVF&R directs placement of numerals differently from the condition.

G. **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.
- The applicant shall provide indication that if the applicant were to propose additional such equipment, that the applicant would comply with the requirement.

H. **73.227(6)(b)(ii)** Storage containers shall meet Fire Code standards and be made and covered with waterproof materials or situated in a covered area.
- The applicant needs to revise plans to note compliance.

Landscaping

I. **73.160(3)(e)** Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.

J. **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.

- The applicant shall redistribute or add trees to be roughly evenly spaced along the north edge of the driveway / south edge of the water quality facility (WQF).

K. **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.

L. **73.360(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.

- The applicant shall continue to propose a tree and widen the island near the northeast corner of Building A and on the south side of the east landing of the accessway crossing to at least 5 ft inside of curb to inside of curb.

Tree Preservation

M. **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 tree cutting permits shall be based on the criteria in TDC 34.230.

- The applicant shall submit a tree preservation plan sheet or incorporate and call out tree preservation within and submit revised site and landscape plans showing preservation of Trees A1, A8-A11, A20-A25, and D1-D3 or provide to the satisfaction of staff more detailed justification for the application of Criterion (c) to any of these trees.
- The applicant shall submit a Tree Preservation Site Plan and Tree Assessment and tag all trees on site to comply with TDC 34.210.

N. **73.250(1)** Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.

O. **73.250(2)**
(a) During the construction process, 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.

P. 73.250(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

Auto & Bike Parking

Q. 73.370(1)(l) Parking facilities may be shared by users on adjacent parcels if the following standards are met:
(i) One of the parcels has excess parking spaces, considering the present use of the property; the other parcel lacks sufficient area for required parking spaces.
(ii) The total number of parking spaces meets the standards for the sum of the number of spaces which would be separately required for each use.
(iii) Legal documentation, to the satisfaction of the City Attorney, shall be submitted verifying permanent use of the excess parking area on one lot by patrons of the uses deficient in required parking area.
(iv) Physical access between adjoining lots shall be such that functional and reasonable access is actually provided to uses on the parcel deficient in parking spaces.
(v) Adequate directional signs shall be installed specifying the joint parking arrangement.
(vi) Areas in the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor would be better protected.

- To provide more certainty for the applicant, succeeding owners, tenants, and the City, regarding (iii) the applicant shall submit legal documentation, to the satisfaction of the City Attorney, verifying permanent shared use of parking and use of any excess parking area on one lot by patrons of any uses deficient in required parking area on a lot.
- The applicant shall submit a copy of the recorded 25-foot wide private access easement from SW 118th Avenue to tax lot 2S122C001100 and shall illustrate it in revised plans.
- The applicant shall revise landscape plans to remove proposed trees from within the 25-foot wide private access easement from SW 118th Avenue to tax lot 2S122C001100.

R. 73.370(2)(a) Industrial (i&ii) Required bicycle parking is 2, or 0.1 spaces per 1,000 gross square feet, whichever is greater, of which the first 5 spaces

or 30%, whichever is greater, shall be covered.

- The applicant shall revise the site plans to indicate for each of Buildings A-D where and how the first 5 bike spaces or at least 30%, whichever is greater, is covered.

S. 73.370(1)(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.

- The applicant shall provide notation on the site plans or a revised site details sheet indicating bike stall length, width, and overhead clearance of covered stalls.

T. 73.370(1)

(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.

- The applicant shall provide notation on the site plans or a revised site details sheet indicating bike parking locations and signage.

AR-3 Prior to Issuance of Certificate of Occupancy (CO):

A. 73.095

(1) Except as allowed by Subsection (2), all landscaping and exterior improvements required as part of the Community Development Director's, Architectural Review Board's or City Council's approval shall be completed in addition to Fire and Life Safety, and Engineering/Building Department requirements prior to the issuance of any certificate of occupancy.
(2) A temporary certificate of occupancy may be issued by the Building Official prior to the complete installation of all required on-site landscaping, landscaping in the public right-of-way and on-site exterior improvements if security equal to 110 percent of the cost of the landscaping and exterior improvements, as determined by the Community Development Director, is filed with the City, assuring such installation within a time specified by the Community Development Director, but not to exceed 6 months after granting of temporary occupancy. The applicant shall provide a list of uncompleted items along with specific cost estimates of on-site landscaping and on-site exterior improvements, including materials and installation to the satisfaction of the Community Development Director prior to approval of the security. "Security" may consist of a corporate surety bond issued by a surety company authorized to transact business in the State of Oregon, a cash

deposit, an assignment of bank funds, an irrevocable letter of credit, cash in escrow or a certified check; and the form shall meet with the approval of the City Attorney. If installation of the on-site landscaping or other on-site exterior improvements is not completed within the period specified by the Community Development Director, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the party posting the security. The final landscape and exterior improvement inspection shall be made by the Planning Department prior to the return of any securities. Any portion of the plan not installed, not installed properly, or not properly maintained shall cause the inspection to be postponed until the project is completed, or shall cause the security to be used by the City.

B. All conditions of approval, except where otherwise stated, shall be subject to field inspection prior to Certificate of Occupancy.

AR-4 The applicant shall comply with these standard requirements:

A. The applicant shall separately from this AR submit sign permit applications for any proposed signage.

B. **31.075** Effective Date of Decision.
(1) The decisions of the Community Development Director and the City Engineer on the Architectural Features and Utility Facilities respectively or the Architectural Review Board, where the plan is initially reviewed by the Architectural Review Board shall each become final 14 calendar days after the date the notice of the decision is given unless written request for review of the Architectural Features or Utility Facilities decision is sought and submitted on a form provided by the City for that purpose.
(4) A request for review for an Architectural Review or Utility Facility decision may only be made by a party that has submitted written comments within 14 calendar days of the mailing date of the notice of application and may be adversely affected by the Architectural Review or Utility Facility decision. If the Architectural Review Board made the initial decision, a request for review may be made by a party that submitted written comments prior to the hearing or testified orally or in writing at the public hearing. A request for review shall be filed in accordance with this section, shall be complete and signed by the person making the request or the person's agent, and shall be accompanied by a fee as established by City Council resolution. Filing a request for review shall automatically stay the effective date only of the decision for which review is requested until either:
(a) review is conducted together with any appeals to the City Council or Architectural Review Board and a final decision is made; or
(b) a written withdrawal of the request for review is received from the person filing the request prior to the hearing and the 14 calendar day time frame for filing a request for review has otherwise passed.

(5) The written decision of the Architectural Review Board shall become final 14 calendar days after notice of the decision is given, unless within the 14 calendar days a written request for review to the City Council is received at the City offices by 5:00 p.m. on the 14th day. A request for review of Utility Facilities to the City Council shall be filed within 14 calendar days after notice of the decision is mailed. Requests shall be signed and submitted in writing by 5:00 p.m. on the 14th calendar day at the City offices.

C. **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; or
(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.

D. **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.

E. **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.

Submitted by:

Colin Cortes, AICP, CNU-A
Assistant Planner

Attachments:
101. Public Facilities Report and Decision
102. CWS Memorandum
103. TVF&R Letter
104. Site Plans and Other Application Materials
105. Site Visit Photos
106. Fig. 11-1 Functional Classification and Traffic Signal Plan
107. Fig. 11-4 Bicycle and Pedestrian Plan
108. Fig. 11-5 Tualatin Transit Plan
109. Fig. 74-2C & D Street Design Standards: Major & Minor Collector
110. Guidelines for Good Exterior Lighting Plans

cc:
Ryan Schera, Land Use Planner, Mackenzie, applicant
Steve Sieber, Vice President, Trammell Crow Portland Development II, Inc., contract purchaser
file AR-14-02

City of Tualatin

CITY ENGINEER'S PUBLIC FACILITIES FINDINGS & RECOMMENDED DECISION

** APPROVAL WITH CONDITIONS **

April 9, 2014

PUBLIC FACILITIES RECOMMENDATION

The following are the Public Facilities findings for AR 14-02, SW Industrial Park. 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 dated January 22, 2014.

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 three existing public fire hydrants, two on SW 118th Avenue and one on SW Myslony Street. Eleven private fire hydrants are proposed. This is acceptable. The applicant will need to submit final plans that show the proposed private fire hydrants, for review and approval.

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). 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 Public Works Permit:

- *The applicant shall submit final plans that show the proposed private fire hydrants, for review and approval.*

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 74.660 Underground.
(1) All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities shall be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. …

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.

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.

The applicant submitted a traffic impact analysis from Mackenzie dated January 21, 2014. This analysis shows that the proposed development does not increase levels of service beyond D at the study intersections and recommends no offsite mitigations for this development. This is acceptable. The City Engineer generally agrees with the traffic impact analysis.

SW 118th Avenue

SW 118th Avenue is a City of Tualatin facility and designated as a Minor Collector with a right-of-way width of 76 feet, 38 feet from centerline. The cross-section includes:

- 52 feet of pavement and gutters which includes:
  - two 12-foot travel lanes
  - two 6-foot bike lanes
  - two 8-foot parking strips
- Two 6–foot planter strips with curb, trees, and streetlights
- Two 6–foot sidewalks

The plans propose no changes to the existing construction. The existing right-of-way width is 70 feet wide with 38 feet from centerline on this developments side. The cross-section of is constructed with:

- 36 feet of pavement and gutters which includes:
  - two 12-foot travel lanes
  - two 6-foot bike lanes
- Two 6.5–foot wide curb-tight sidewalks
- Two 4-foot planter strips with trees and streetlights on power poles.

As the amount of right-of-way and improvements include the full required 38-feet from centerline and that the curb-tight sidewalk is consistent with the opposite side of the street, no modification to the cross-section is needed. This is acceptable.

The plans show existing power poles to remain. When development occurs, all utilities are to be placed underground. There are existing lines and power poles that need to be underground. The applicant will need to submit revised plans that show all utilities underground and the street lights on light poles, for review and approval.

SW Myslony Street

SW Myslony Street is a City of Tualatin facility and designated as a Major Collector with a right-of-way width of 74 feet, 37 feet from centerline. The cross-section includes:

- 50 feet of pavement and gutters which includes:
  - one 14-foot center turn lane
  - two 12-foot travel lanes
  - two 6-foot bike lanes
- Two 6–foot planter strips with curb, trees, and streetlights
- Two 6–foot sidewalks

The plans show construction and dedication of the half street per the above cross-section, with a 7-foot wide planter strip to be able to construct LIDA swale treatment for the street. This is acceptable. The applicant will need to submit final plans for SW Myslony Street that show a half street cross-section that includes 25 feet of pavement, a 7-foot planter strip with curb, trees, and streetlights, and 6-foot sidewalk, for review and approval. The applicant will need to dedicate right-of-way sufficient for 38 feet from centerline, for review and approval.

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 and Water Quality Permit issued and the required fees paid. The applicant has not obtained a Public Works Permit or Water Quality Permit. The applicant will need to obtain a Public Works Permit and Water Quality Permit needed for this development.

All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy. The applicant has not completed all public improvements. The applicant will need to complete all the public improvements and have them accepted by the City.

Prior to Issuance of a Public Works Permit:

- *The applicant shall submit revised plans that show all utilities underground and the street lights on light poles, for review and approval.*
- *The applicant shall submit final plans for SW Myslony Street that show a half street cross-section that includes 25 feet of pavement, a 7-foot planter strip with curb, trees, and streetlights, and 6-foot sidewalk, for review and approval.*
- *The applicant shall dedicate right-of-way sufficient for 38 feet from centerline, for review and approval.*

Prior to Issuance of a Building Permit:

- *The applicant shall obtain a Public Works Permit and Water Quality Permit needed for this development.*

Prior to Issuance of a Certificate of Occupancy:

- *The applicant shall complete all the public improvements and have them accepted by the City.*

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 four proposed accesses to SW 118th Avenue and two to SW Myslony Street. These accesses either align with or are sufficiently offset from existing accesses on the opposite sides of both streets. This is acceptable.

Note: Accesses are measured at the property line. The plans indicate dimensions at a point further onsite, which provides values that are incorrect for this evaluation.

SW Herman Road is a Minor Arterial, SW 118th Avenue is a Minor Collector, and SW Myslony Street is a Major Collector, therefore accesses need to be at least 150 feet from intersections of these streets. The southern access to SW 118th Avenue is approximately 270 feet north of the intersection with SW Myslony Street and the eastern access to SW Myslony Street is approximately 360 feet west of the intersection with SW 118th Avenue, which are acceptable. The northern access to SW 118th Avenue is approximately 145 feet away from the intersection with SW Herman Road, which is less than the minimum of 150 feet. The applicant will need to submit revised plans that show the northern access to SW 118th Avenue at least 150 feet away from the intersection with SW Herman Road, for review and approval.

The four accesses to SW 118th Avenue from north to south are approximately 40, 50, 40, and 40 feet wide, respectively. The accesses to SW Myslony Street are both approximately 45 feet wide. The minimum access width for commercial use is 32 feet and 36 feet for industrial, which all of the accesses meet. The maximum width is 40 feet .Three accesses exceed this maximum. The applicant will need to submit revised plans that show all accesses to not exceed the maximum width of 40 feet, for review and approval.

Tax lot 2S122C001100, to the northwest of this development currently has access north across the railroad tracks to SW Herman Road. The railroad desires to eliminate dangerous individual accesses crossing railroad tracks, therefore access is needed to SW 118th Avenue across this development. The developer is proposing a 25-foot wide private access easement from SW 118th Avenue to tax lot 2S122C001100. This would support two way travel and is acceptable. The applicant will need submit final plans that show a 25-foot wide private access easement from SW 118th Avenue to tax lot 2S122C001100, for review and approval. The applicant will need to submit a copy of the recorded 25-foot wide private access easement from SW 118th Avenue to tax lot 2S122C001100.

Prior to Issuance of a Public Works Permit:

- *The applicant shall submit revised plans that show the northern access to SW 118th Avenue at least 150 feet away from the intersection with SW Herman Road, for review and approval.*
- *The applicant shall submit revised plans that show all accesses to not exceed the maximum width of 40 feet, for review and approval.*
- *The applicant shall submit final plans that show a 25-foot wide private access easement from SW 118th Avenue to tax lot 2S122C001100, for review and approval.*
- *The applicant shall submit a copy of the recorded 25-foot wide private access easement from SW 118th Avenue to tax lot 2S122C001100.*

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 each building with a 2-inch private lateral for domestic water service from public water lines in SW 118th Avenue and SW Myslony Street. Additionally, an 8-inch private fire line loops from the public line SW 118th Avenue to SW Myslony Street, circling every building onsite. This is acceptable.

The notes indicate that the domestic water meter boxes include a double check valve. Instead a reduced pressure backflow device is needed with a double check valve for irrigation. The applicant will need to submit revised plans that show a reduced pressure backflow device for domestic water service and a double check valve for irrigation, for review and approval.

The plans show extension of an existing 16-inch public water line in SW Myslony Street from adjacent to this development. This matches the City's Water Master Plan and is acceptable. At the east end of the connection, within the intersection of SW Myslony Street & SW 118th Avenue, no valve is shown. A valve is needed at the end of the new connection. The applicant will need to submit revised plans that show a valve at the east connection of the proposed 16-inch public water line at the within the intersection of SW Myslony Street & SW 118th Avenue, for review and approval.

At the northwest corner of the site, near the railroad tracks, a proposed private fire hydrant is shown within an existing sanitary sewer easement. Private structures should be located outside of public easements. The applicant will need to submit a revised plan that shows the proposed private fire hydrant at the northwest corner of the site, near the railroad tracks, outside the existing sanitary sewer easement, for review and approval.

Note: Any trees within 10 feet of a public water line will need a 24-inch deep, 10-foot long root barrier centered on the tree trunk at the edge of the public water easement.

Note: This site is located in service level 'A' and the proposed connection to the public system is within this service level. The 'A' water service level has unique operating characteristics. It needs to be noted that flow tests need to be performed, or calculated, under summertime conditions.

All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy. The applicant has not completed all public improvements. The applicant will need to complete all the public improvements and have them accepted by the City.

Note: The water system is designed to allow for a future subdivision.

Prior to issuance of a Public Works Permit:

- *The applicant shall submit revised plans that show a reduced pressure backflow device for domestic water service and a double check valve for irrigation, for review and approval.*
- *The applicant shall submit revised plans that show a valve at the east connection of the proposed 16-inch public water line at the within the intersection of SW Myslony Street & SW 118th Avenue, for review and approval.*
- *The applicant shall submit a revised plan that shows the proposed private fire hydrant at the northwest corner of the site, near the railroad tracks, outside the existing sanitary sewer easement, for review and approval.*

Prior to issuance of a Certificate of Occupancy:

- *The applicant shall complete all the public improvements and have them accepted by the City.*

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 a sanitary sewer lateral connecting Building A to an existing public sanitary sewer line in a public easement on this site adjacent top the north property line. Buildings B and C connect to an existing sanitary sewer line in SW 118th Avenue. Building D connects to an existing public sanitary sewer line in a public easement to the west of this site adjacent the west property line. This is acceptable. The applicant will need to submit final sanitary sewer plans, for review and approval.

The plans show a private water quality facility within the existing public sanitary sewer easement along the north property line. Private water quality facilities should be located outside or public easements. The applicant will need to submit revised plans that show all water quality facilities outside of public sanitary sewer easements, for review and approval.

The plans show two private catch basins within the existing public sanitary sewer easement along the north property line. Private structures should be located outside or public easements. The applicant will need to submit revised plans that show all private structures outside of public sanitary sewer easements, for review and approval.

The plans show trees within the existing public sanitary sewer easement along the north property line. Typically, trees should be located outside or public easements. This easement is 25 feet wide and the line is located 10-feet north of the south side of the easement. This 10-foot deep line would typically need only a 20-foot wide easement and trees within 10-feet of a public line require a root barrier, therefore trees will be allowed within the north 5 feet of the easement with associated root barriers. Existing trees are allowed to remain. The applicant will need to submit revised plans that show all proposed trees outside of public sanitary sewer easements with the exception of along the north 5 feet of the 25-foot public sanitary sewer easement along the north side of the development provided root barriers are installed 10-feet from the public line, for review and approval.

Note: Any trees within 10 feet of a public sanitary sewer line will need a 24-inch deep, 10-foot long root barrier centered on the tree trunk at the edge of the public sanitary sewer easement.

All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy. The applicant has not completed all public improvements. The applicant will need to complete all the public improvements and have them accepted by the City.

Note: The sanitary sewer system is designed to allow for a future subdivision.

Prior to issuance of a Public Works Permit:

- *The applicant shall submit final sanitary sewer plans, for review and approval.*
- *The applicant shall submit revised plans that show all water quality facilities outside of public sanitary sewer easements, for review and approval.*
- *The applicant shall submit revised plans that show all private structures outside of public sanitary sewer easements, for review and approval.*
- *The applicant shall submit revised plans that show all proposed trees outside of public sanitary sewer easements with the exception of along the north 5 feet of the 25-foot public sanitary sewer easement along the north side of the development provided root barriers are installed 10-feet from the public line, for review and approval.*

Prior to issuance of a Certificate of Occupancy:

- *The applicant shall complete all the public improvements and have them accepted by the City.*

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.

TMC 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 plans show separate stormwater facilities treating and detaining each building and an area around each building to accommodate a future subdivision. Beneath each building's loading dock a pipe system provides detention. Due to topography in this basin, gravity flow is not possible, therefore pumps are proposed to provide release comparable to the 2 and 10 year storms, with both pumps active to release less than the 25 year storm. A combination of mechanical filters, LIDA swales, and an extended dry pond provides treatment. Public lines within public easements are shown to extend to serve adjacent tax lot 2S122C001100 and to directly serve future subdivided lots that are part of this development. This is acceptable. The applicant will need to submit final plans that show stormwater conveyance, treatment, and detention for all impervious surfaces, for review and approval. The applicant will need to submit 15-foot wide public stormwater easements over the public stormwater lines, for review and approval.

The plans show a private water quality facility within the proposed public stormwater easement along the northeast property line. Private water quality facilities should be located outside or public easements. The applicant will need to submit revised plans that show all water quality facilities outside of public stormwater easements, for review and approval.

The plans show a private water lines within the proposed public stormwater easement. Private water lines should be located outside or public easements and crossings minimized. The applicant will need to submit revised plans that show all private water lines outside of public stormwater easements with crossings minimized, for review and approval.

The applicant has proposed LIDA street swales within the planter strip on SW Myslony Street to treat the right-of-way. This is acceptable. The applicant will need to submit final plans that show LIDA street swales in the planter strip on SW Myslony Street, for review and approval.

The applicant has submitted preliminary stormwater calculations that show treatment, detention and conveyance of stormwater. Final calculations area needed that match confirm the acceptance of final plans. The applicant will need to submit final private and public stormwater calculations for treatment, detention, and conveyance, for review and approval.

Note: Any trees within 10 feet of a public stormwater line will need a 24-inch deep, 10-foot long root barrier centered on the tree trunk at the edge of the public sanitary sewer easement.

All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy. The applicant has not completed all public improvements. The applicant will need to complete all the public improvements and have them accepted by the City.

Note: The stormwater system is intended to be designed to allow for a future subdivision. The plans show Building B without a direct access to a public stormwater easement with the proposed property line. Direct access from a property to a public stormwater easement is needed. In order to be able to obtain approval for a future subdivision, the proposed property line and/or public stormwater line & easement will need to be adjusted to allow direct access from the lot to the easement.

Prior to issuance of a Public Works Permit:

- *The applicant shall submit final plans that show stormwater conveyance, treatment, and detention for all impervious surfaces, for review and approval.*
- *The applicant shall submit 15-foot wide public stormwater easements over the public stormwater lines, for review and approval.*
- *The applicant shall submit revised plans that show all water quality facilities outside of public stormwater easements, for review and approval.*
- *The applicant shall submit revised plans that show all private water lines outside of public stormwater easements with crossings minimized, for review and approval.*
- *The applicant shall submit final plans that show LIDA street swales in the planter strip on SW Myslony Street, for review and approval.*
- *The applicant shall submit final private and public stormwater calculations for treatment, detention, and conveyance, for review and approval.*

Prior to issuance of a Certificate of Occupancy:

- *The applicant shall complete all the public improvements and have them accepted by the City.*

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 17.23 acres. A NPDES Erosion Control Permit is required. The applicant has not obtained NPDES Erosion Control Permit. The applicant will need to obtain a NPDES Erosion Control Permit.

A City of Tualatin erosion control permit is required if there is construction or disturbing of the site. The applicant has obtained a City of Tualatin erosion control permit for a portion of the site. An erosion control permit needs to include all areas to be disturbed. The applicant will need to obtain a City of Tualatin erosion control permit that includes the entire site area to be disturbed.

Prior to issuance of a Building Permit:
- *The applicant shall obtain a NPDES Erosion Control Permit.*
- *The applicant shall obtain a City of Tualatin erosion control permit that includes the entire site area to be disturbed.*

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 Sensitive Areas do not 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 February 4, 2014, 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 will need to be included in the Water Quality Permit. The applicant will need to submit final plans that comply with the Service Provider Letter and CWS Memorandum comments, for review and approval. The applicant will need to obtain a Stormwater Connection Permit.

Prior to the issuance of a Public Works 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.*
- *The applicant shall obtain a Stormwater Connection Permit.*

PUBLIC FACILITIES REQUIREMENTS

The following are the Public Facilities requirements for AR 14-02, SW Industrial Park:

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

PFR-1 The applicant shall submit final plans that show the proposed private fire hydrants, for review and approval.

PFR-2 The applicant shall submit revised plans that show all utilities underground and the street lights on light poles, for review and approval.

PFR-3 The applicant shall submit final plans for SW Myslony Street that show a half street cross-section that includes 25 feet of pavement, a 7-foot planter strip with curb, trees, and streetlights, and 6-foot sidewalk, for review and approval.

PFR-4 The applicant shall dedicate right-of-way sufficient for 38 feet from centerline, for review and approval.

PFR-5 The applicant shall submit revised plans that show the northern access to SW 118th Avenue at least 150 feet away from the intersection with SW Herman Road, for review and approval.

PFR-6 The applicant shall submit revised plans that show all accesses to not exceed the maximum width of 40 feet, for review and approval.

PFR-7 The applicant shall submit final plans that show a 25-foot wide private access easement from SW 118th Avenue to tax lot 2S122C001100, for review and approval.

PFR-8 The applicant shall submit a copy of the recorded 25-foot wide private access easement from SW 118th Avenue to tax lot 2S122C001100.

PFR-9 The applicant shall submit revised plans that show a reduced pressure backflow device for domestic water service and a double check valve for irrigation, for review and approval.

PFR-10 The applicant shall submit revised plans that show a valve at the east connection of the proposed 16-inch public water line at the within the intersection of SW Myslony Street & SW 118th Avenue, for review and approval.

PFR-11 The applicant shall submit a revised plan that shows the proposed private fire hydrant at the northwest corner of the site, near the railroad tracks, outside the existing sanitary sewer easement, for review and approval. The applicant shall submit final sanitary sewer plans, for review and approval.

PFR-12 The applicant shall submit revised plans that show all water quality facilities outside of public sanitary sewer easements, for review and approval.

PFR-13 The applicant shall submit revised plans that show all private structures outside of public sanitary sewer easements, for review and approval.

PFR-14 The applicant shall submit revised plans that show all proposed trees outside of public sanitary sewer easements with the exception of along the north 5 feet of the 25-foot public sanitary sewer easement along the north side of the development provided root barriers are installed 10-feet from the public line, for review and approval.

PFR-15 The applicant shall submit final plans that show stormwater conveyance, treatment, and detention for all impervious surfaces, for review and approval.

PFR-16 The applicant shall submit 15-foot wide public stormwater easements over the public stormwater lines, for review and approval.

PFR-17 The applicant shall submit revised plans that show all water quality facilities outside of public stormwater easements, for review and approval.

PFR-18 The applicant shall submit revised plans that show all private water lines outside of public stormwater easements with crossings minimized, for review and approval.

PFR-19 The applicant shall submit final plans that show LIDA street swales in the planter strip on SW Myslony Street, for review and approval.

PFR-20 The applicant shall submit final private and public stormwater calculations for treatment, detention, and conveyance, for review and approval.

PFR-21 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

PFR-22 The applicant shall obtain a Stormwater Connection Permit.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

PFR-23 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-24 The applicant shall obtain a Public Works Permit and Water Quality Permits needed for this development.

PFR-25 The applicant shall obtain a NPDES Erosion Control Permit.

PFR-26 The applicant shall obtain a City of Tualatin erosion control permit that includes the entire site area to be disturbed.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

PFR-27 The applicant shall complete all the public improvements and have them accepted by the City.

APPEAL

The Public Facilities Review portion of this decision is final after the expiration of 14 calendar days from the date of this decision, unless a written appeal is received on or before 5:00 p.m., on April 23, 2014 by the Engineering Division at 18880 SW Martinazzi Avenue, Tualatin, Oregon 97062. The appeal must be signed by the appellant, contain the information required by TDC 31.078 on the City appeal form, and contain the $135 appeal filing fee. The plans and appeal forms are available at the Tualatin Library and at the City offices. Public Facilities appeals are reviewed by City Council.

Typed on behalf of the City Engineer,

Tony Doran, EIT
Engineering Associate

Clean Water Services

MEMORANDUM

Date: February 4, 2014

To: Colin Cortes, Assistant Planner, City of Tualatin

From: Jackie Sue Humphreys, Clean Water Services (the District)

Subject: 118th & Myslony Industrial Park, AR-14-02, 2S122C001200

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-l.

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. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C Erosion Control Permit.

c. Detailed plans showing each building within 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.

2550 SW Hillsboro Highway • Hillsboro, Oregon 97123
Phone: (503) 681-3600 • Fax: (503) 681-3603 • cleanwaterservices.org

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.

March 21, 2014

Colin Cortes - Assistant Planner
City of Tualatin
18880 SW Martinazzi Ave.
Tualatin, OR 97062

RE: Southwest Industrial Park, AR-14-02

Dear Colin,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

1) **FIRE APPARATUS ACCESS ROAD WIDTH:** Where fire apparatus roadways are less than 26 feet wide, "NO PARKING" signs shall be installed on both sides of the roadway. Where fire apparatus roadways are more than 28 feet wide but less than 32 feet wide, "NO PARKING" signs shall be installed on one side of the roadway. Where fire apparatus roadways are 32 feet wide or more, parking is not restricted. (OFC 503.2.)

2) **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (OFC D103.1)

3) **AERIAL FIRE APPARATUS ACCESS:** Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. (OFC D105)

4) **TURNING RADIUS:** The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & 103.3)

5) **PAINTED CURBS:** Fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at 50 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFC 503.3)

6) **COMMERCIAL BUILDINGS - REQUIRED FIRE FLOW:** The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (OFC B105.3) ***Please provide a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual pressure as well as fire flow calculation worksheets.***

Attachment 103
TVF&R Letter

7) **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Appendix C, Table C 105.1.

   Considerations for placing fire hydrants may be as follows:

   - Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants.
   - Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.

8) **PRIVATE FIRE HYDRANTS:** To distinguish private fire hydrants from public fire hydrants, private fire hydrants shall be yellow in color. (OFC 507.2.1, NFPA 24 & 291)

9) **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6)

10) **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of all private fire hydrants. (OFC 507.5.5)

11) **FIRE HYDRANT/FIRE DEPARTMENT CONNECTION:** A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDCs shall be located on the same side of the fire apparatus access roadway and or drive aisle. FDCs shall be remote from the buildings fall zones. Fire Department Connections shall be plumbed to the fire sprinkler riser downstream of all control valves. Each FDC shall be equipped with a metal sign with 1 inch raised letters and shall read, “WET FIRE SPRINKLER”. (OFC 912.2)

12) **ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 1410.1 & 1412.1)

13) **KNOX BOX:** A Knox Box for building access is required for these buildings. (OFC 506.1)

14) **FIRE DEPARTMENT ACCESS TO EQUIPMENT:** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for HVAC, fire sprinklers risers, electrical, and/or fire alarm equipment shall be identified with approved signs. (OFC 509.1)

If you have questions or need further clarification, please feel free to contact me at (503)259-1409.

Sincerely,

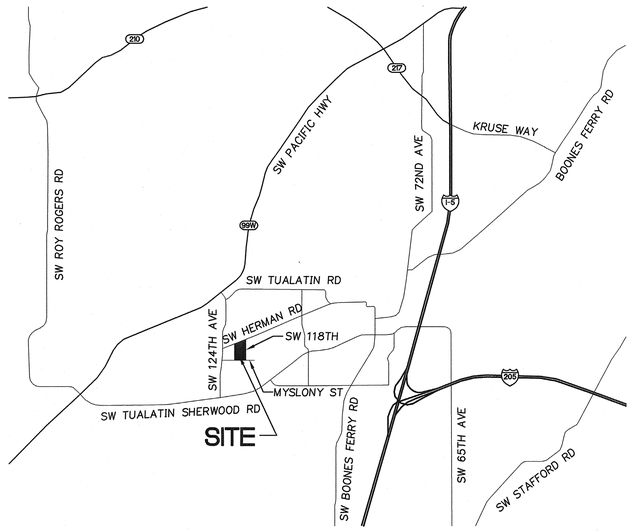
Ty Darby

Ty Darby
Deputy Fire Marshal

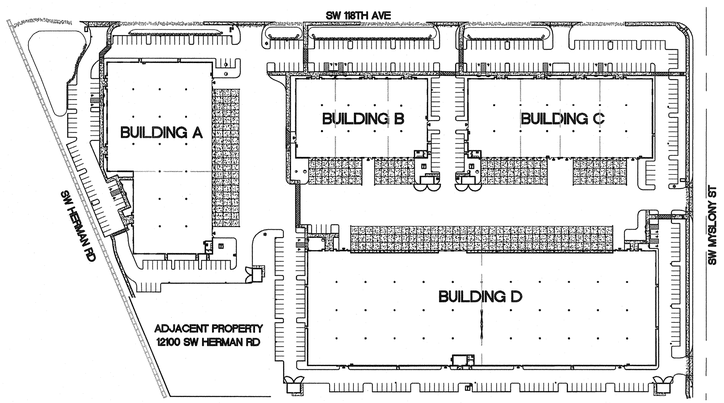
SOUTHWEST INDUSTRIAL PARK

SW 118TH AND SW MYSLONY ST., TUALATIN, OR 97062

DESIGN REVIEW SET - JANUARY 21 , 2014



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

DEVELOPER

TRAMMELL CROW CO.

1300 SW 5TH AVE, SUITE 3050
PORTLAND, OR 97201
CONTACT: STEVE SIEBER
PHONE: (360) 737-7630
FAX: (360) 750-4492
EMAIL: SSIEBER@TRAMMELLCROW.COM

GENERAL CONTRACTOR

PERLO CONSTRUCTION

16101 SW 72ND AVE., SUITE 200
PORTLAND, OR 97224
CONTACT: CHRIS McLAUGHLIN
PHONE: (503) 624-2090
FAX: (503) 639-4134
EMAIL: CMCLAUGHLIN@PERLO.BIZ

SURVEY

NORTHWEST SURVEYING

1815 NW 169TH PL., SUITE 2090
BEAVERTON, OR 97006
CONTACT: SCOTT FIELD
PHONE: (503) 848-2127
FAX: (503) 848-2179
EMAIL: SCOTT@NWSRVY.COM

ARCHITECT

MACKENZIE

RIVEREAST CENTER
1515 WATER AVE., SUITE 100
PORTLAND, OR 97214
CONTACT: ADAM OLSEN, BOB THOMPSON
PHONE: (503) 224-9560
FAX: (503) 228-1285
EMAIL: AOLSEN@MCKNZE.COM
RTHOMPSON@MCKNZE.COM

CIVIL ENGINEER

MACKENZIE

RIVEREAST CENTER
1515 WATER AVE., SUITE 100
PORTLAND, OR 97214
CONTACT: TIM MCGUIRE
PHONE: (503) 224-9560
FAX: (503) 228-1285
EMAIL: TMCGUIRE@MCKNZE.COM

STRUCTURAL ENGINEER

MACKENZIE

RIVEREAST CENTER
1515 WATER AVE., SUITE 100
PORTLAND, OR 97214
CONTACT: RYAN BAKER
PHONE: (503) 224-9560
FAX: (503) 228-1285
EMAIL: RBAKER@MCKNZE.COM

GEOTECHNICAL ENGINEER

GEODESIGN INC.

15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
CONTACT: GEORGE SAUNDERS
PHONE: (503) 968-8787
FAX: (503) 968-3068
EMAIL: GSAUNDERS@GEODESIGNINC.COM

LIGHTING DESIGNER

DYNALECTRIC

5711 SW HOOD AVE.
PORTLAND, OR 97239
CONTACT: BRANDON BILANZICH
PHONE: (503) 226-6771
FAX: (503) 226-6869

LEGAL DESCRIPTION

LOCATED IN THE SW ¼ OF SECTION 22,
T. 2 S., R. 1 W., W.M.,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

SITE INFORMATION

- REFER TO CIVIL DRAWINGS FOR SITE DATA

SYMBOLS AND REFERENCES

BUILDING SECTION KEY MARKS — 1 / A3.2 — SECTION# / SHEET # / SUB-CATEGORY / CATEGORY

SECTION KEY MARKS — 1 / A1.1 — SECTION# / SHEET # / SUB-CATEGORY / CATEGORY

ELEVATION KEY MARKS — 1 / A1.1 — DETAIL# / SHEET # / SUB-CATEGORY / CATEGORY

DETAIL REFERENCE MARKS — 1 / A1.1 — DETAIL# / SHEET # / SUB-CATEGORY / CATEGORY

ROOM/SPACE IDENTIFICATION — OFFICE / 101 — ROOM NAME / ROOM #

DOOR SYMBOL NUMBER — 101

PAINT — P-X

DRAWING INDEX

T1.0 TITLE SHEET

CIVIL DRAWINGS
C2.0 EXISTING CONDITIONS PLAN
C2.1 OVERALL SITE PLAN
C2.1A SITE PLAN NORTH
C2.1B SITE PLAN SOUTH
C2.1C STREET SECTIONS
C2.2A GRADING PLAN NORTH
C2.2B GRADING PLAN SOUTH

C2.3A UTILITY PLAN NORTH
C2.3B UTILITY PLAN SOUTH
C2.3C PUMP STATION DETAILS
C5.0 EROSION AND SEDIMENT CONTROL COVER SHEET
C5.1 EXISTING CONDITIONS PLAN
C5.2 EROSION AND SEDIMENT CONTROL PLAN
C5.3 EROSION AND SEDIMENT CONTROL PLAN DETAILS

C8.0 DETAILS
C8.1 DETAILS
C8.2 DETAILS
C8.3 DETAILS
C8.4 DETAILS

ES0.01 SITE PHOTOMETRIC

LANDSCAPE DRAWINGS
L2.1 PLANTING PLAN
L2.2 PLANTING PLAN
L2.3 PLANTING PLAN
L2.4 PLANTING PLAN
L2.5 PLANTING PLAN
L8.1 IRRIGATION DETAILS
L8.2 PLANTING DETAILS

ARCHITECTURAL DRAWINGS
AA2.1 BUILDING A FLOOR PLAN
AA3.1 BUILDING A ELEVATIONS
AA3.3 BUILDING A SECTIONS

BA2.1 BUILDING B FLOOR PLAN
BA3.1 BUILDING B ELEVATIONS
BA3.3 BUILDING B SECTIONS

CA2.1 BUILDING C FLOOR PLAN
CA3.1 BUILDING C ELEVATIONS
CA3.3 BUILDING C SECTIONS

DA2.1 BUILDING D OVERALL FLOOR PLAN
DA2.2 BUILDING D FLOOR PLAN – ZONE 1
DA2.3 BUILDING D FLOOR PLAN – ZONE 2
DA3.1 BUILDING D ELEVATIONS
DA3.2 BUILDING D ELEVATIONS
DA3.4 BUILDING D SECTIONS

A8.5 DETAILS
A8.6 TRASH ENCLOSURE DETAILS

ABBREVIATIONS

AB	ANCHOR BOLT	DBL	DOUBLE	HB	HOSE BIBB	O/A	OVERALL	T/	TOP OF
AC	ASPHALTIC CONCRETE	DF	DRINKING FOUNTAIN	HC	HOLLOW CORE	OC	ON CENTER	THK	THICK(NESS)
ADJ	ADJACENT	DIA	DIAMETER	HDR	HEADER	OD	OUTSIDE DIAMETER	TS	TUBE STEEL
AFF	ABOVE FINISH FLOOR	DIM	DIMENSION	HDW	HARDWARE	OH	OPPOSITE HAND	TU	TILT-UP
ALT	ALTERNATE	DL	DEAD LOAD	HM	HOLLOW METAL	OHD	OVER HEAD DOOR	TYP	TYPICAL
ALUM	ALUMINUM	DN	DOWN	HORIZ	HORIZONTAL	OPNG	OPENING		
ANOD	ANODIZED	DR	DOOR	HTG	HEATING	OPP	OPPOSITE	UL	UNDER WRITERS LABORATORIES
APPROX	APPROXIMATE	DS	DOWNSPOUT	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	O/S	OUTSIDE	U/S	UNDERSIDE
ARCH	ARCHITECT(URAL)	DWG	DRAWING	ID	INSIDE DIMENSION	℄	PLATE	VERT	VERTICAL
B/	BOTTOM OF	EIFS	EXTERIOR INSULATION FINISH SYSTEM	IE	INVERT ELEVATION	PLAM	PLASTIC LAMINATE	VEST	VESTIBULE
BD	BOARD	ELEV	ELEVATION	INSUL	INSULATION	PLYWD	PLYWOOD		
BTWN	BETWEEN	ELECT	ELECTRICAL	INT	INTERIOR	PVC	POLY VINYL CHLORIDE	W/	WITH
BLDG	BUILDING	EQ	EQUAL			PVMT	PAVEMENT	WC	WATER CLOSET
BLK	BLOCK	EXIST	EXISTING	JST	JOIST	PT	PRESSURE TREATED	WD	WOOD
BLKG	BLOCKING	EXP JT	EXPANSION JOINT	JNT	JOINT			W/O	WITH OUT
BM	BENCH MARK	EXT	EXTERIOR	LL	LIVE LOAD	R	RADIUS	WP	WATER PROOF
BOTT	BOTTOM					RAD	RADIAL	WR	WATER RESISTANT
BRG ℄	BEARING PLATE	FACE/STUD	FACE OF STUD	MATL	MATERIAL	RD	ROOF DRAIN	WWM	WELDED WIRE MESH
CB	CATCH BASIN	FD	FLOOR DRAIN	MAX	MAXIMUM	REF	RERERENCE	WH	WATER HEATER
CI	CAST IRON	FDC	FIRE DEPARTMENT CONNECTION	MECH	MECHANICAL	REINF	REINFORCING		
CJ	CONTROL JOINT	FIN FLR	FINISH FLOOR	MFD	MANUFACTURED	REQ	REQUIRED		
℄	CENTER LINE	FIN GR	FINISH GRADE	MFG	MANUFACTURING	REV	REVISION		
CLG	CEILING	FLR	FLOOR	MGR	MANUFACTURER	RM	ROOM		
CLR	CLEAR	FOC	FACE OF CONCRETE	MH	MAN HOLE	RO	ROUGH OPENING		
CMP	CORRUGATED METAL PIPE	FND	FOUNDATION	MIN	MINIMUM	ROW	RIGHT OF WAY		
CMU	CONCRETE MASONRY UNIT	FOIC	FURNISH BY OWNER INSTALL BY CONTRACTOR	MISC	MISCELLANEOUS				
CO	CLEAN OUT	FOS	FACE OF STUD	MK	MARK	SHTG	SHEATHING		
COL	COLUMN	FOW	FACE OF WALL	MO	MASONRY OPENING	SIM	SIMILAR		
CONC	CONCRETE	FT	FEET/FOOT	NIC	NOT IN CONTRACT	SPEC	SPECIFICATION		
CONN	CONNECTION	FTG	FOOTING	NO./#	NUMBER	SQ	SQUARE		
CONST	CONSTRUCTION	GA	GAUGE	NOM	NOMINAL	SS	STAINLESS STEEL		
CONT	CONTINUOUS	GALV	GALVANIZED	NR	NOT REQUIRED	STA PT	STATION POINT		
CORR	CORRUGATED(ION)	GEN	GENERAL	NTS	NOT TO SCALE	STD	STANDARD		
CSP	CONCRETE SEWER PIPE	GR	GRADE			SUSP	SUSPENDED		
CNTR	CENTER	GYP BD	GYPSUM BOARD						

Attachment 104
Site Plans and Other
Application Materials

Architecture ▪ Interiors
Planning ▪ Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993
www.mcknze.com

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DESIGN DRIVEN | CLIENT FOCUSED

Client

Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED ARCHITECT
2992
ROBERT C. THOMPSON
PORTLAND, OREGON
STATE OF OREGON

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

SHEET TITLE:

TITLE SHEET

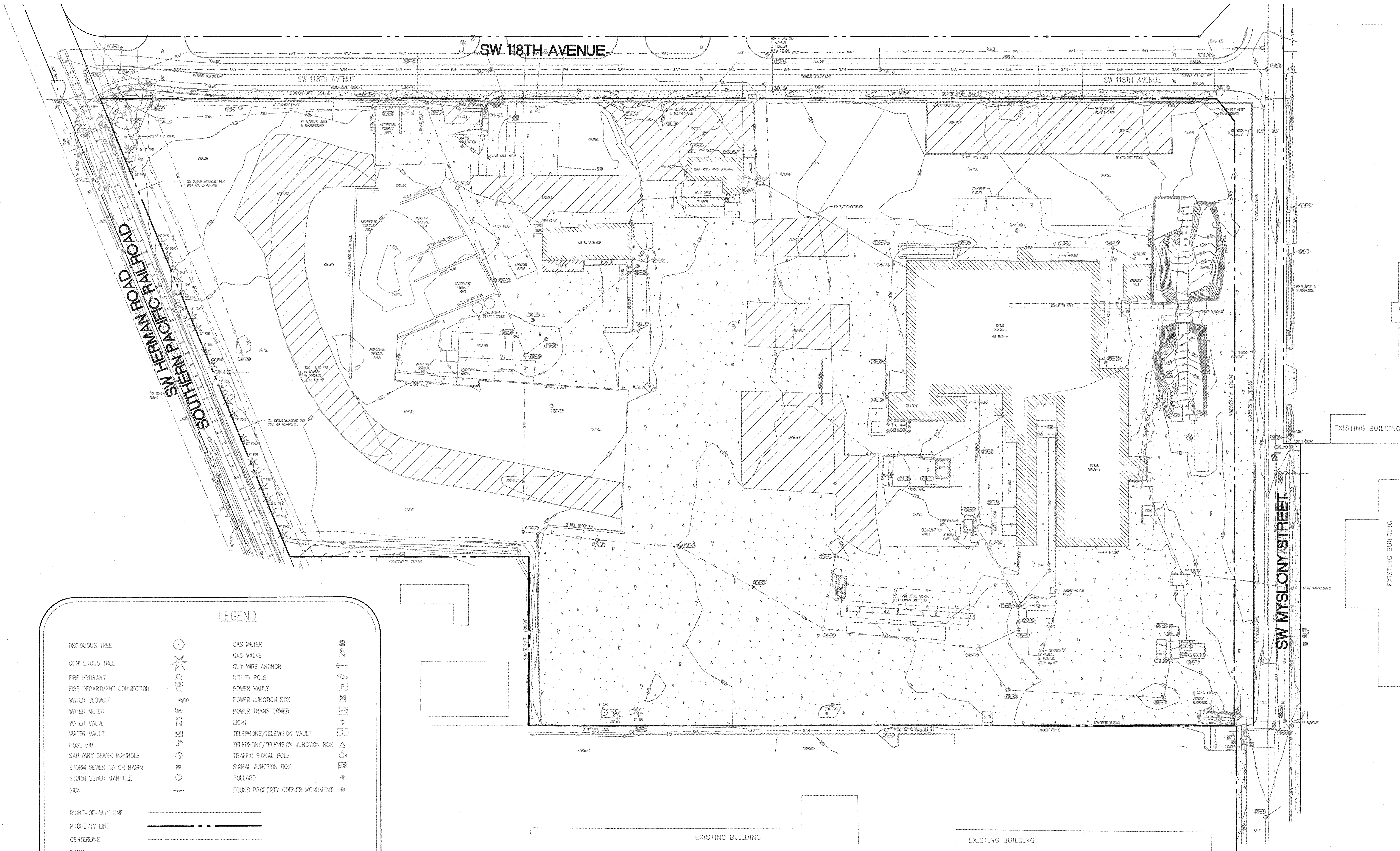
DRAWN BY: SWH/AMO

CHECKED BY: AMO/RCT

SHEET:

T1.0

JOB NO. 2130324.00



LEGEND

DECIDUOUS TREE	GAS METER
CONIFEROUS TREE	GAS VALVE
FIRE HYDRANT	GUY WIRE ANCHOR
FIRE DEPARTMENT CONNECTION	UTILITY POLE
WATER BLOWOFF	POWER VAULT
WATER METER	POWER JUNCTION BOX
WATER VALVE	POWER TRANSFORMER
WATER VAULT	LIGHT
HOSE BIB	TELEPHONE/TELEVISION VAULT
SANITARY SEWER MANHOLE	TELEPHONE/TELEVISION JUNCTION BOX
STORM SEWER CATCH BASIN	TRAFFIC SIGNAL POLE
STORM SEWER MANHOLE	SIGNAL JUNCTION BOX
	BOLLARD
SIGN	FOUND PROPERTY CORNER MONUMENT

RIGHT-OF-WAY LINE
PROPERTY LINE
CENTERLINE
DITCH
CURB
EDGE OF PAVEMENT
EASEMENT
FENCE LINE
GRAVEL EDGE
POWER LINE — PWR —
OVERHEAD WIRE — OHW —
TELEPHONE LINE — TEL —
GAS LINE — GAS —
STORM SEWER LINE — STM —
SANITARY SEWER LINE — SAN —
WATER LINE — WAT —

1 / C2.0 EXISTING CONDITIONS PLAN

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

TREE TABLE

Tree Type*	Number On-Site	Number To Be Removed	Number Previously Removed w/Demo Permit
Pine	21	21	0
Oak	0	0	1
Maple	1	1	0
Fir	1	1	2
TOTAL	23	23	3

*TABLE DOES NOT INCLUDE TREES ON-SITE THAT ARE LESS THAN 8" IN DIAMETER

M.
Architecture ▪ Interiors
Planning ▪ Engineering

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Seattle, WA
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DESIGN DRIVEN I CLIENT FOCUSED

Client
Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1		IN PROGRESS

SHEET TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY: BTS

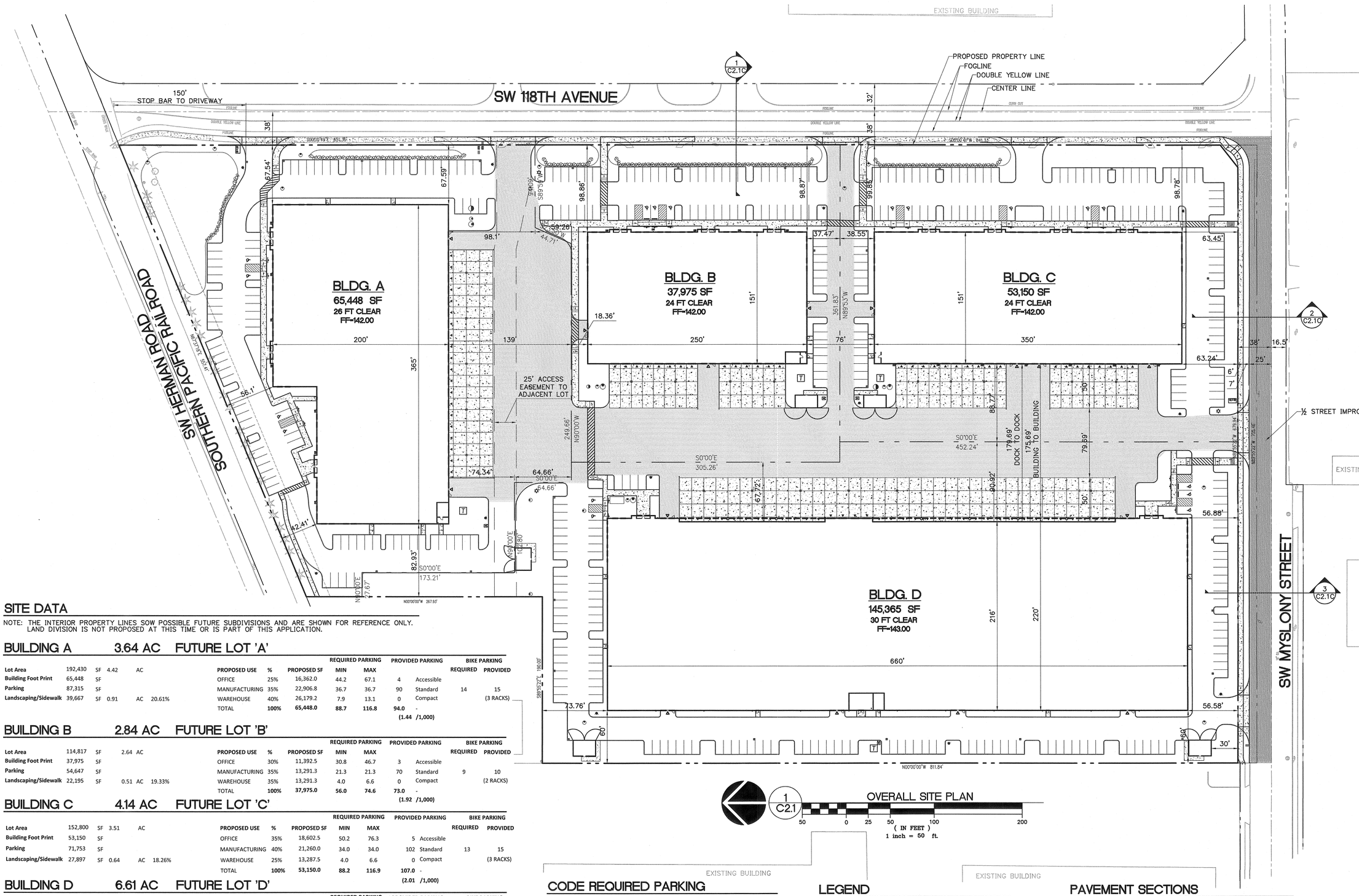
CHECKED BY: TWM

SHEET:
C2.0

JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014

213032400\CIVIL\324C2.0.DWG BTS 01/21/14 11:23 1:50



SITE DATA

NOTE: THE INTERIOR PROPERTY LINES SOW POSSIBLE FUTURE SUBDIVISIONS AND ARE SHOWN FOR REFERENCE ONLY. LAND DIVISION IS NOT PROPOSED AT THIS TIME OR IS PART OF THIS APPLICATION.

BUILDING A — 3.64 AC — FUTURE LOT 'A'

Lot Area	192,430	SF	4.42	AC
Building Foot Print	65,448	SF		
Parking	87,315	SF		
Landscaping/Sidewalk	39,667	SF	0.91	AC 20.61%

PROPOSED USE	%	PROPOSED SF	REQUIRED PARKING MIN	REQUIRED PARKING MAX	PROVIDED PARKING		BIKE PARKING REQUIRED	BIKE PARKING PROVIDED
OFFICE	25%	16,362.0	44.2	67.1	4	Accessible		
MANUFACTURING	35%	22,906.8	36.7	36.7	90	Standard	14	15
WAREHOUSE	40%	26,179.2	7.9	13.1	0	Compact		(3 RACKS)
TOTAL	100%	65,448.0	88.7	116.8	94.0	-		
					(1.44	/1,000)		

BUILDING B — 2.84 AC — FUTURE LOT 'B'

Lot Area	114,817	SF	2.64	AC
Building Foot Print	37,975	SF		
Parking	54,647	SF		
Landscaping/Sidewalk	22,195	SF	0.51	AC 19.33%

PROPOSED USE	%	PROPOSED SF	REQUIRED PARKING MIN	REQUIRED PARKING MAX	PROVIDED PARKING		BIKE PARKING REQUIRED	BIKE PARKING PROVIDED
OFFICE	30%	11,392.5	30.8	46.7	3	Accessible		
MANUFACTURING	35%	13,291.3	21.3	21.3	70	Standard	9	10
WAREHOUSE	35%	13,291.3	4.0	6.6	0	Compact		(2 RACKS)
TOTAL	100%	37,975.0	56.0	74.6	73.0	-		
					(1.92	/1,000)		

BUILDING C — 4.14 AC — FUTURE LOT 'C'

Lot Area	152,800	SF	3.51	AC
Building Foot Print	53,150	SF		
Parking	71,753	SF		
Landscaping/Sidewalk	27,897	SF	0.64	AC 18.26%

PROPOSED USE	%	PROPOSED SF	REQUIRED PARKING MIN	REQUIRED PARKING MAX	PROVIDED PARKING		BIKE PARKING REQUIRED	BIKE PARKING PROVIDED
OFFICE	35%	18,602.5	50.2	76.3	5	Accessible		
MANUFACTURING	40%	21,260.0	34.0	34.0	102	Standard	13	15
WAREHOUSE	25%	13,287.5	4.0	6.6	0	Compact		(3 RACKS)
TOTAL	100%	53,150.0	88.2	116.9	107.0	-		
					(2.01	/1,000)		

BUILDING D — 6.61 AC — FUTURE LOT 'D'

Lot Area	290,309	SF	6.66	AC
Building Foot Print	145,365	SF		
Parking	101,355	SF		
Landscaping/Sidewalk	43,589	SF	1.00	AC 15.01%

PROPOSED USE	%	PROPOSED SF	REQUIRED PARKING MIN	REQUIRED PARKING MAX	PROVIDED PARKING		BIKE PARKING REQUIRED	BIKE PARKING PROVIDED
OFFICE	10%	14,536.5	39.2	59.6	5	Accessible		
MANUFACTURING	20%	29,073.0	46.5	46.5	128	Standard	21	21
WAREHOUSE	70%	101,755.5	30.5	50.9	0	Compact		(3 RACKS)
TOTAL	100%	145,365.0	116.3	157.0	133.0	-		
					(0.91	/1,000)		

TOTAL SITE — 17.58 AC

Lot Area	750,356	SF	17.23	AC
Right-of-Way Dedication	15,433	SF		
Net Developable Area	734,923	SF	16.87	AC
Building Foot Print	301,938	SF		
Parking	315,069	SF		
Landscaping/Sidewalk	133,349	SF	3.06	AC 17.8%

PROVIDED PARKING	
17	Accessible
390	Standard
0	Compact
407	TOTAL

BIKE PARKING	
REQUIRED:	57
PPROVIDED:	
Building A	15
Building B	10
Building C	15
Building D	21
TOTAL:	61

1 C2.1 OVERALL SITE PLAN

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CODE REQUIRED PARKING

	MIN.	MAX.
OFFICE	2.7 / 1,000	4.1 / 1,000
MANUFACTURING	1.6 / 1,000	NO MAX
WAREHOUSE	0.3 / 1,000	0.5 / 1,000

TRASH ENCLOSURES

	REQUIRED	PROVIDED	SIZE
Building A	369.964	450	(1) 25X18
Building B	215.065	450	(1) 25X18
Building C	291.695	450	(1) 25X18
Building D	853.117	900	(2) 25X18
TOTAL:	1729.841	2250	

LEGEND

- FIRE HYDRANT
- TRANSFORMER (T)
- CATCH BASIN
- FDC
- DOCK DOOR (9' X 10')
- DRIVE-THRU DOOR (12' X 14')

PAVEMENT SECTIONS

	AC	BASE ROCK
AUTO PARKING SPACES	3"	8"
AUTO DRIVE AISLES	3"	10"
HEAVY AC	4"	12"
CONCRETE DOCK APRON	6" PCC W/#4 @ 24" O.C. OVER 4" CRUSHED AGGREGATE BASE	
CONCRETE SIDEWALK	SEE DETAIL 2/C8.0	

DESIGN REVIEW SET - JANUARY 21, 2014

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Client

Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED PROFESSIONAL ENGINEER
11,732
OREGON
JULY 16, 1982
TIMOTHY W. McGUIRE
EXP. DATE 12/31/14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

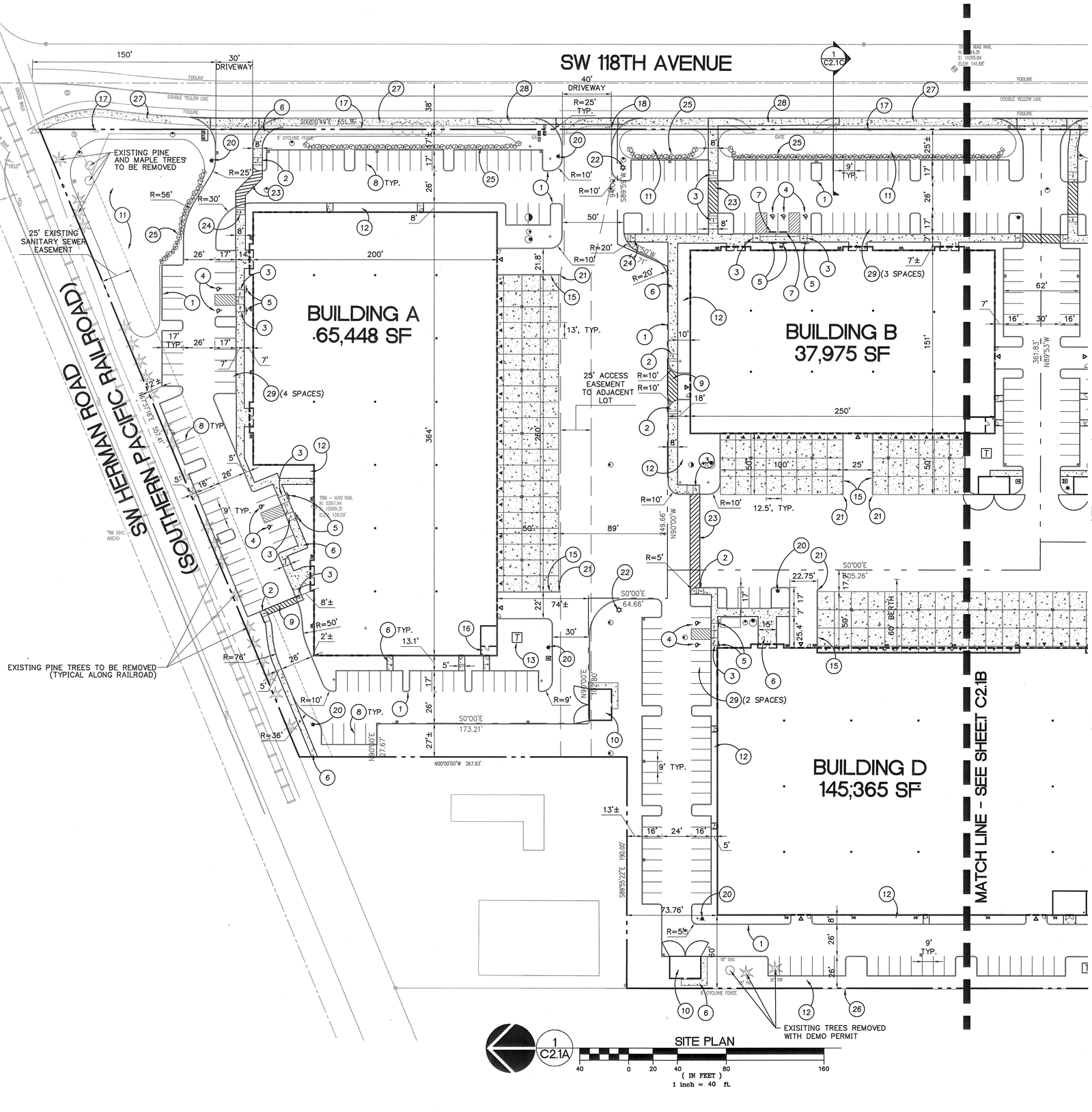
SHEET TITLE:
OVERALL SITE PLAN

DRAWN BY: BTS

CHECKED BY: TWM

SHEET:
C2.1

JOB NO. 2130324.00



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF TUALATIN, CLEAN WATER SERVICES (CWS), AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED TO MEET CITY OF TUALATIN REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
4. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
5. CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES.
6. EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571; EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. (ONE CALL LOCATE UTILITY NOTIFICATION CENTER – PORTLAND METRO AREA 246–6699, OREGON 696–4848, ALL OTHER AREAS 1–800–332–2344).
7. WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
8. REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.

CURB NOTE

ALL CURB RADII 2.5' UNLESS OTHERWISE INDICATED ON PLANS

LEGEND

- CONCRETE VERTICAL CURB
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MANHOLE
- CATCH BASIN
- FIRE HYDRANT ASSEMBLY
- 4' DOCK DOOR
- DRIVE-THRU DOOR

KEY NOTES

1. VERTICAL CURB PER 1/C8.0
2. ACCESSIBLE CORNER RAMP PER 12/C8.0 AND 1/C8.1
3. ACCESSIBLE RAMP PER 9/C8.0 AND 11/C8.0
4. ACCESSIBLE PARKING STALL PER 5/C8.0
5. ACCESSIBLE PARKING SIGN PER 6/C8.0
6. CONCRETE SIDEWALK PER 2/C8.0
7. CURB STOP PER 3/C8.0
8. 4" WHITE PARKING STRIPE
9. 5.5' PEDESTRIAN CROSSWALK
10. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
11. WATER QUALITY FACILITY, SEE GRADING AND UTILITY PLANS
12. LANDSCAPE AREA, SEE LANDSCAPE PLANS
13. TRANSFORMER LOCATION
14. EXISTING TREE TO REMAIN
15. CONCRETE DOCK WALL, SEE ARCHITECTURAL PLANS
16. FIRE RISER ROOM, SEE ARCHITECTURAL PLANS
17. EXISTING POWER POLE TO REMAIN
18. EXISTING POWER POLE TO BE RELOCATED
19. EXISTING FIRE HYDRANT
20. PROPOSED FIRE HYDRANT PER 4/C8.1
21. BOLLARD PER 4/C8.0
22. SITE LIGHT, SEE PHOTOMETRIC PLAN
23. 8' WIDE ACCESS-WAY
24. ACCESSIBLE END RAMP
25. MAX. 4' SITE RETAINING WALL
26. EXISTING CURB AND CYCLONE FENCE TO REMAIN
27. EXISTING SIDEWALK TO REMAIN
28. EXISTING DRIVEWAY TO BE REMOVED – CONSTRUCT NEW CURB AND SIDEWALK
29. PROVIDE CARPOOL/VANPPOL SIGNAGE
30. PROVIDE "WHEELCHAIR USERS ONLY" SIGNAGE PER DETAIL 6/C8.0

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 1982
TIMOTHY W. McGUIRE
EXP. DATE 12/31/14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

SHEET TITLE:
SITE PLAN NORTH

DRAWN BY: BTS

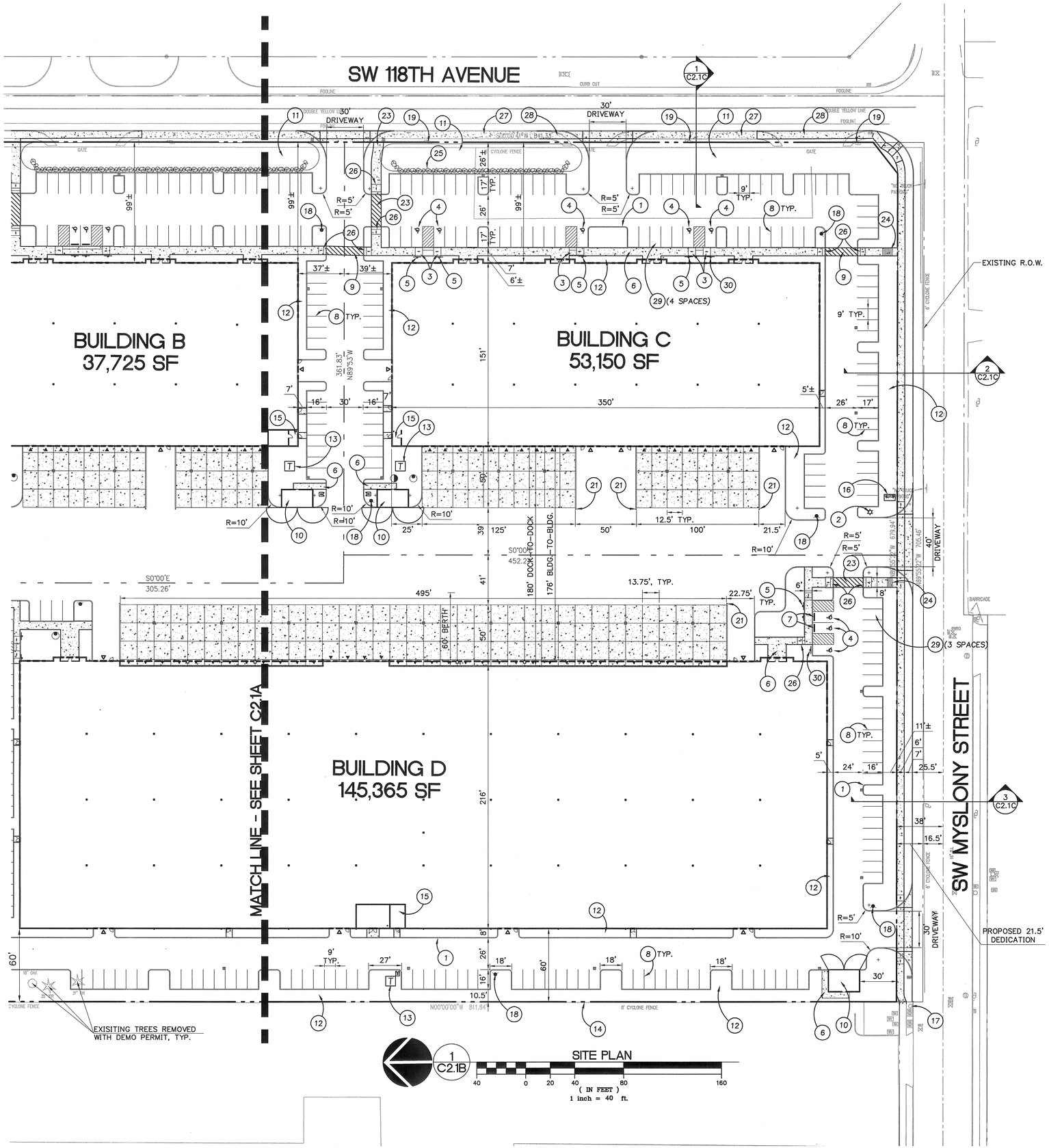
CHECKED BY: TWM

SHEET:

C2.1A

JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014



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CURB NOTE

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LEGEND

- CONCRETE VERTICAL CURB
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CENTERLINE
- MANHOLE
- CATCH BASIN
- FIRE HYDRANT ASSEMBLY
- 4' DOCK DOOR (9' X 10')
- DRIVE-THRU DOOR (12' X 14')

KEY NOTES

1. VERTICAL CURB PER 1/C8.0
2. SITE LIGHT, SEE PHOTOMETRIC PLAN
3. ACCESSIBLE RAMP PER 9/C8.0
4. ACCESSIBLE PARKING STALL PER 5/C8.0
5. ACCESSIBLE PARKING SIGN PER 6/C8.0
6. CONCRETE SIDEWALK PER 2/C8.0
7. CURB STOP PER 3/C8.0
8. 4" WHITE PARKING STRIPE
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12. LANDSCAPE AREA, SEE LANDSCAPE PLANS
13. TRANSFORMER LOCATION
14. EXISTING CURB AND CYCLONE FENCE TO REMAIN
15. FIRE RISER ROOM, SEE ARCHITECTURAL PLANS
16. FIRE BACKFLOW VAULT
17. EXISTING FIRE HYDRANT TO REMAIN
18. PROPOSED FIRE HYDRANT PER 4/C8.1
19. EXISTING POWER POLE TO REMAIN
20. EXISTING POWER POLE TO BE RELOCATED
21. BOLLARD PER 4/C8.0
22. NOT USED
23. 8' WIDE ACCESS-WAY
24. STAIRS, SEE GRADING PLANS
25. MAX. 4.0' SITE RETAINING WALL
26. SQUARE ACCESSIBLE RAMP PER 10/C8.0
27. EXISTING SIDEWALK TO REMAIN
28. EXISTING DRIVEWAY TO BE REMOVED – CONSTRUCT NEW CURB AND SIDEWALK
29. PROVIDE CARPOOL/VANPOOL SIGNAGE
30. PROVIDE "WHEELCHAIR USERS ONLY" SIGNAGE PER DETAIL 6/C8.0

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118th and Myslony St.
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REGISTERED PROFESSIONAL ENGINEER
11,732
OREGON
JULY 16, 1982
TIMOTHY W. McGUIRE
EXP. DATE 12/31/14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1		IN PROGRESS

SHEET TITLE:
SITE PLAN SOUTH

DRAWN BY: BTS

CHECKED BY: TWM

SHEET:

C2.1B

JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014

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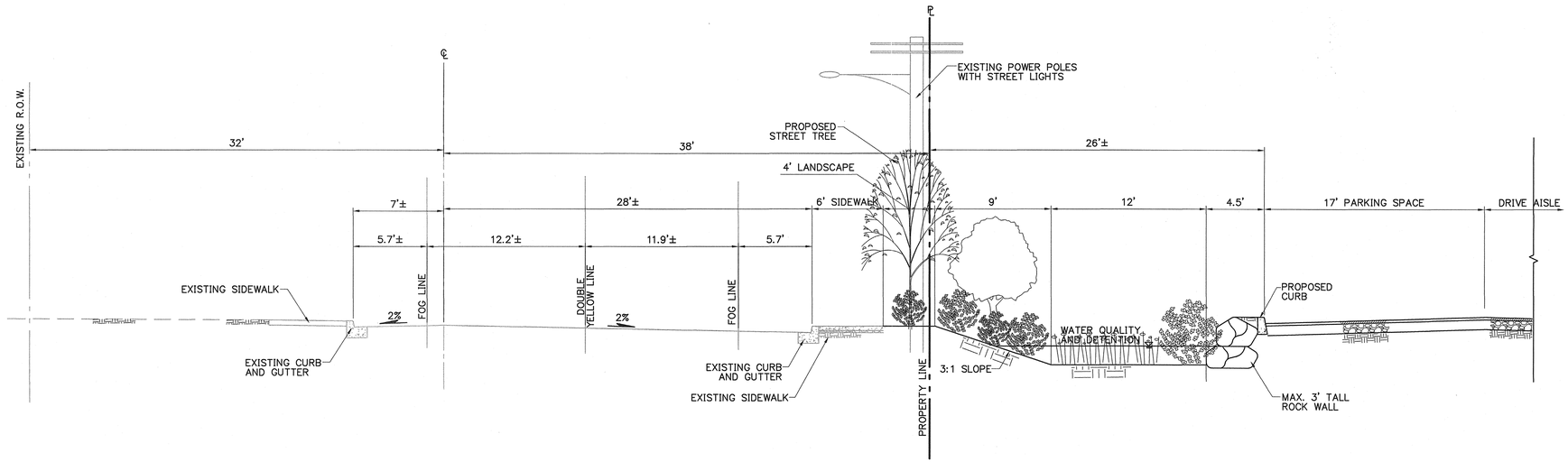
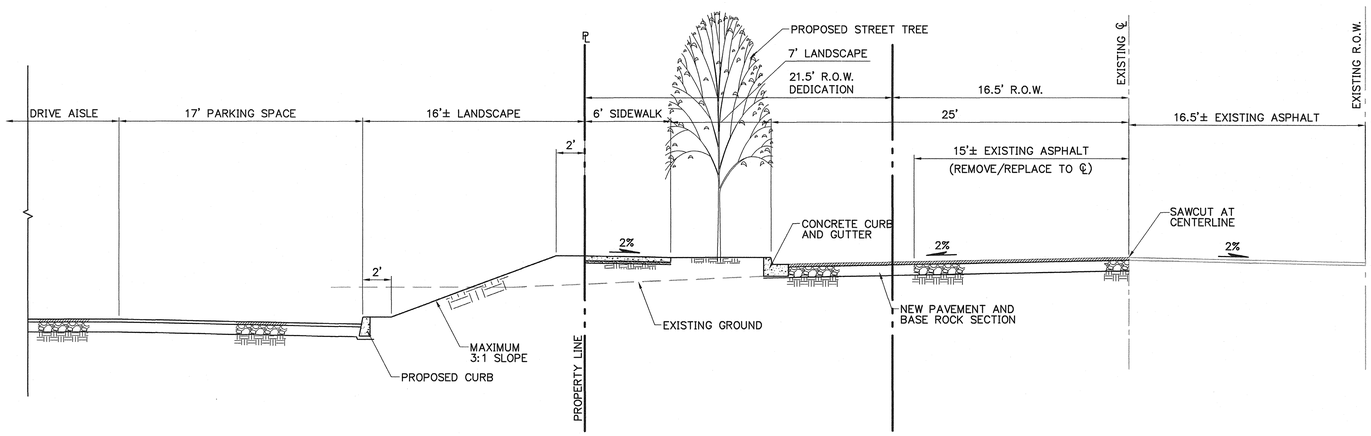


1 C2.1C SW 118TH AVENUE TYPICAL SECTION

1" = 5'

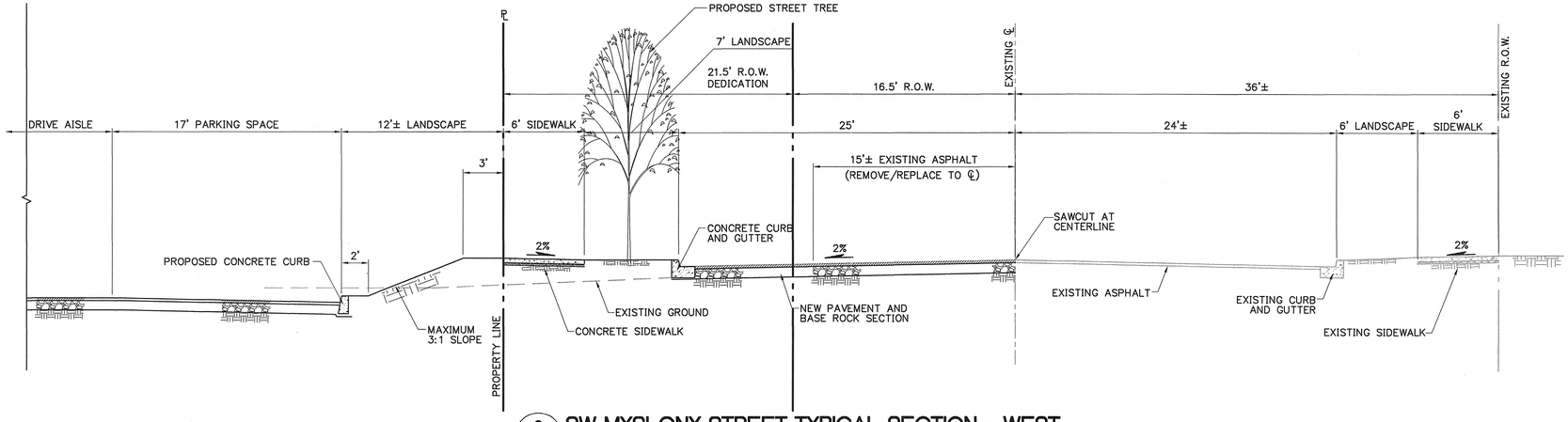
1:1



2 C2.1C SW MYSLONY STREET TYPICAL SECTION - EAST

1"=5'

1:1



3 C2.1C SW MYSLONY STREET TYPICAL SECTION - WEST

N.T.S.

1:1

DESIGN REVIEW SET - JANUARY 21, 2014

2130324\00\CIVIL\324C2.1C.DWG BTS 01/21/14 09:37 1:1

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SHEET TITLE:
STREET SECTIONS

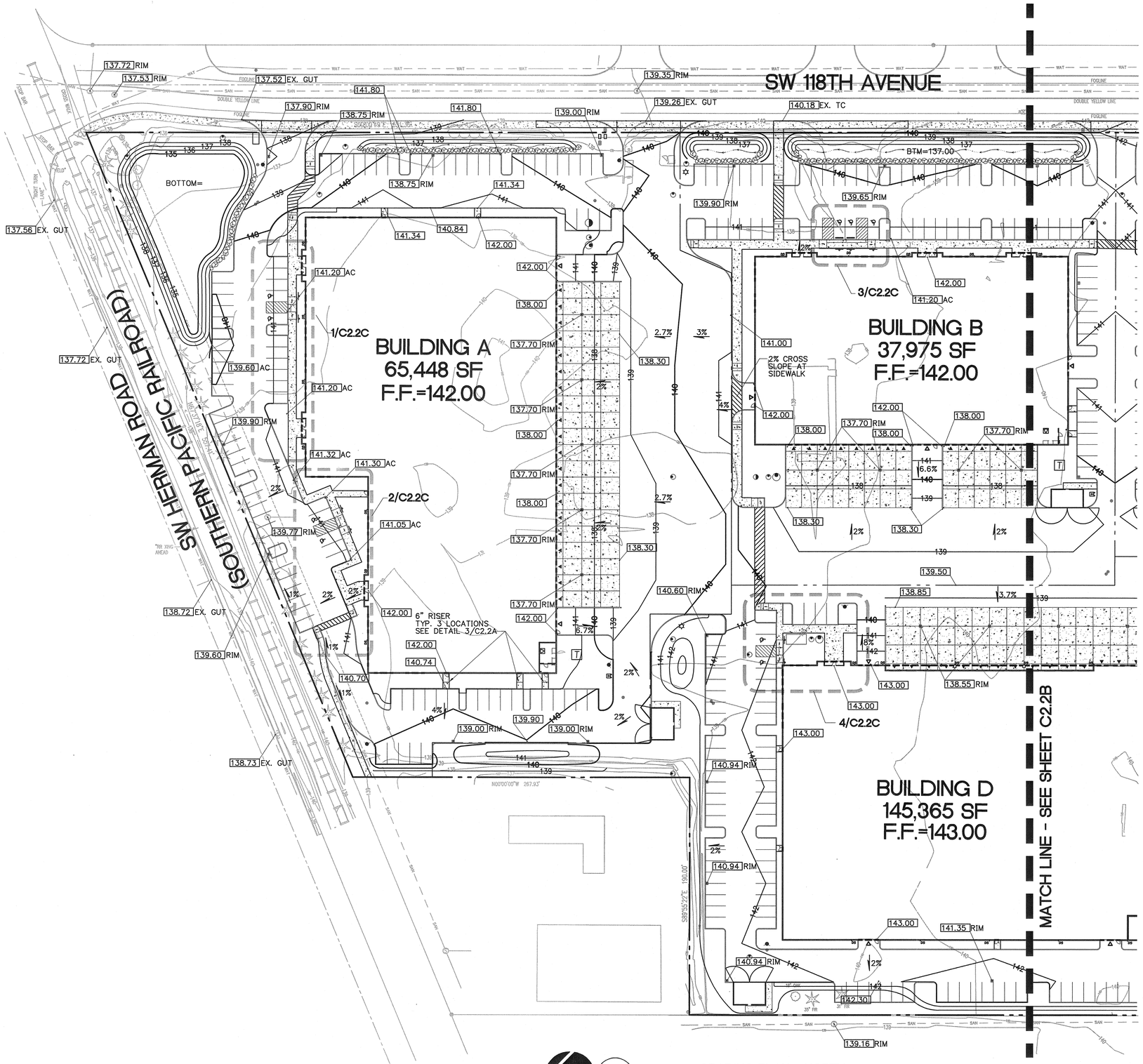
DRAWN BY: BTS

CHECKED BY: TWM

SHEET:

C2.1C

JOB NO. 2130324.00

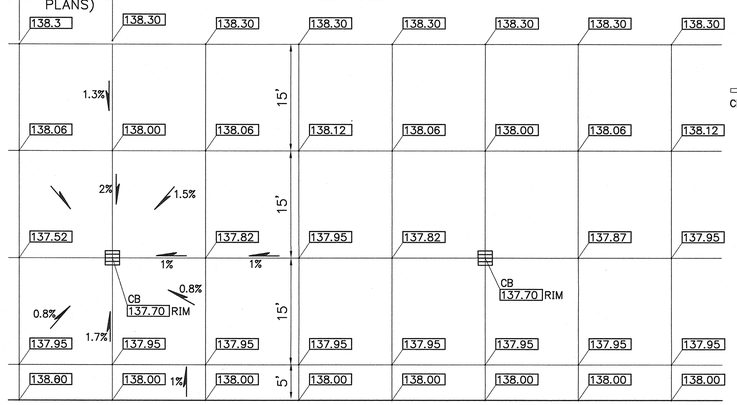


1 C2.2A GRADING PLAN - NORTH

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

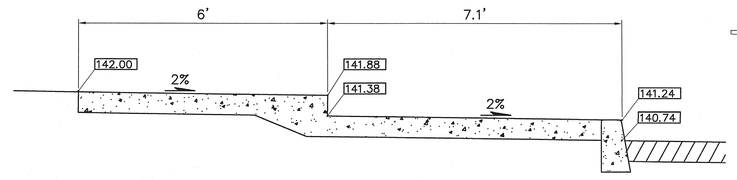
13' ± (SEE BUILDING PLANS)

ASPHALT



BUILDING FF = 142.00

2 C2.2A DOCK SLAB DETAIL-BLDG'S A, B AND C
SCALE: N.T.S.



3 C2.2A SIDEWALK DETAIL
SCALE: N.T.S.

LEGEND

EXISTING PROPERTY LINE		SPOT GRADE	142.00
PROPOSED PROPERTY LINE		TOP OF CURB ELEVATION	142.00 TC
EXISTING CONTOUR	135	EXISTING GUTTER	142.00 EX. GUT
PROPOSED 1-FT CONTOUR	135	ASPHALT GRADE	142.00 AC
PROPOSED 5-FT CONTOUR	135	RIM ELEVATION	142.00 RIM

NOTES

SEE GRADING NOTES SHEET C2.2

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GRADING PLAN NORTH

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C2.2A

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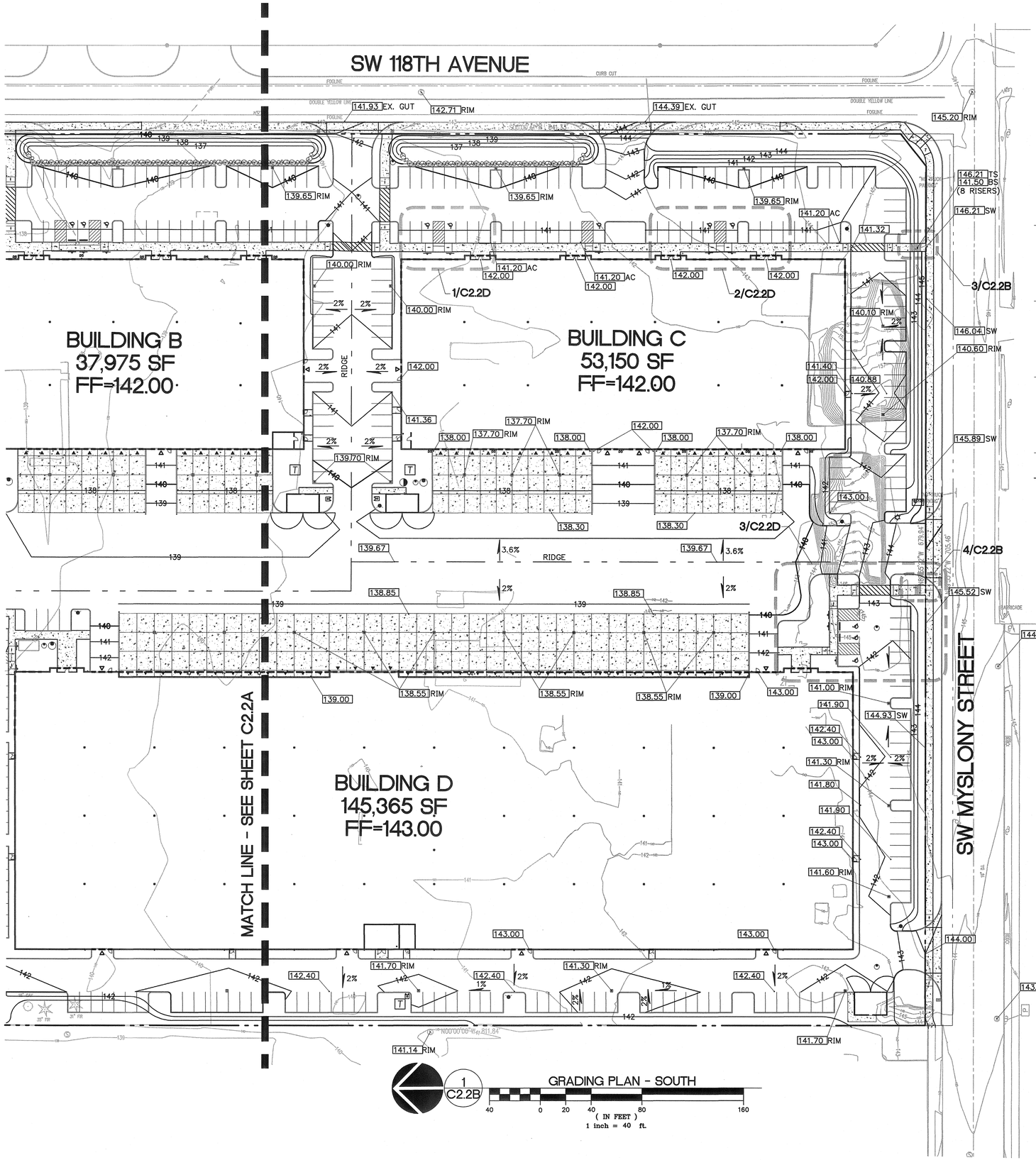
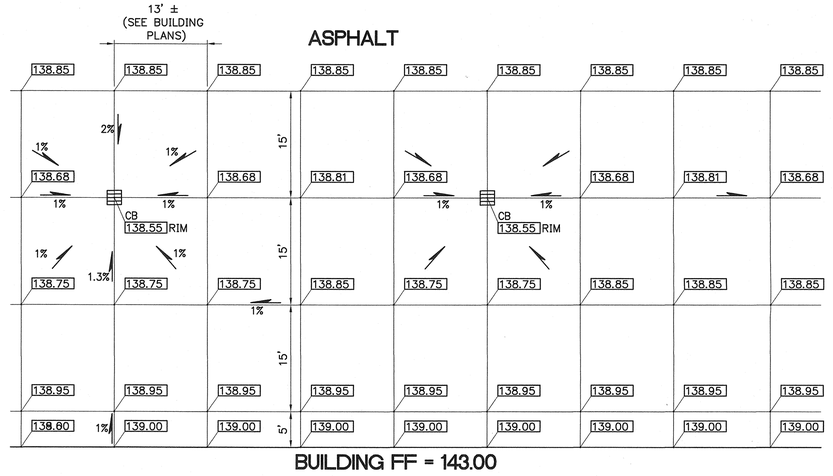
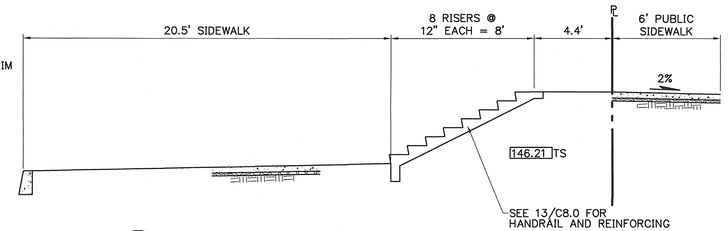
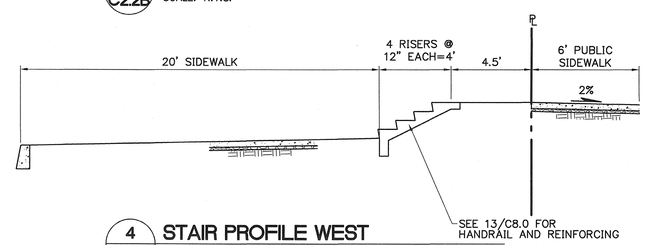




2 C2.2B **DOCK SLAB DETAIL-BLDG D**
SCALE: N.T.S.



3 C2.2B **STAIR PROFILE EAST**
SCALE: N.T.S.



4 C2.2B **STAIR PROFILE WEST**
SCALE: N.T.S.

LEGEND

EXISTING PROPERTY LINE		SPOT GRADE	145.00
PROPOSED PROPERTY LINE		TOP OF WALL ELEVATION	145.00 TW
EXISTING CONTOUR	135	BOTTOM OF WALL ELEVATION	145.00 BW
PROPOSED 1-FT CONTOUR	135	BACK OF SIDEWALK ELEVATION	145.00 SW
PROPOSED 5-FT CONTOUR	135	TOP OF STAIR ELEVATION	145.00 TS
		BOTTOM OF STAIR ELEVATION	145.00 BS

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SHEET TITLE:
GRADING PLAN SOUTH

DRAWN BY: BTS

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SHEET:
C2.2B

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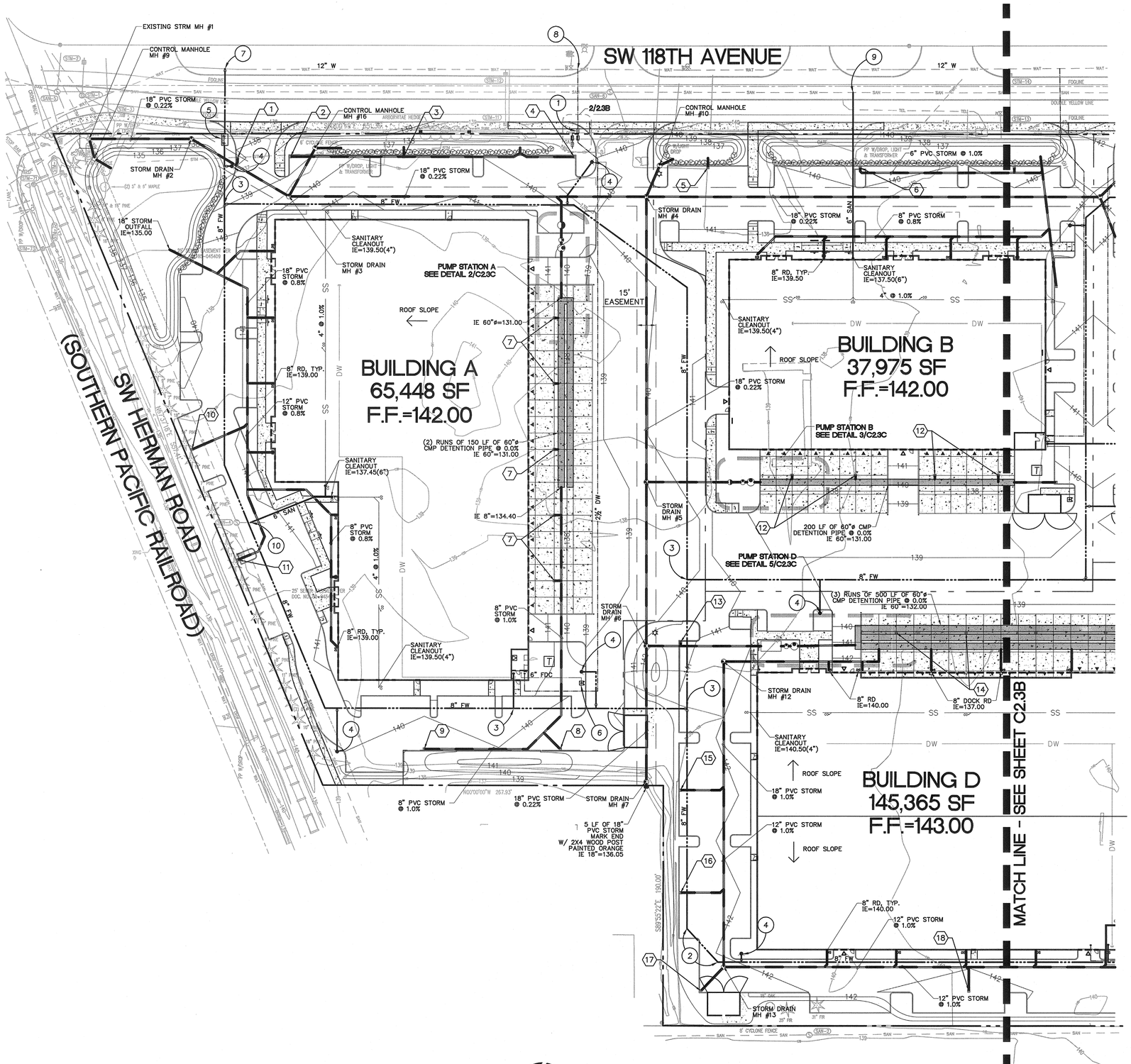
DESIGN REVIEW SET - JANUARY 21, 2014



1 C2.3A UTILITY PLAN - NORTH

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
STORM LINE		STM
SANITARY SEWER LINE		SAN
WATER LINE		WAT
GAS LINE		GAS
TELEPHONE LINE		TEL
OVERHEAD WIRE		OHW
MANHOLE		
CATCH BASIN		
FIRE HYDRANT ASSEMBLY		
SANITARY SEWER MANHOLE		
WATER VALVE		
TELEPHONE POLE		

UTILITY KEY NOTES

1. INSTALL 1½" METER
2. INSTALL 8" 45° BEND
3. INSTALL 8" TEE
4. INSTALL FIRE HYDRANT ASSEMBLY
5. INSTALL 8" DDCV ASSEMBLY
6. INSTALL FDC
7. TAP TO EXISTING WATERLINE
8. TAP TO EXISTING WATERLINE
9. CONNECT TO EXISTING SANITARY SEWER, IE=130.18
10. CONNECT TO EXISTING SANITARY SEWER
11. 2" DOUBLE CHECK VALVE IN METER BOX
12. 2" IRRIGATION TEE (DOWNSTREAM OF METER)
13. 2" IRRIGATION DOUBLE CHECK VALVE IN METER BOX AND 1½" IRRIGATION METER IN METER BOX

CATCH BASIN DATA TABLE

1. CATCH BASIN #1 RIM=137.90 IE (6")=135.90
2. CATCH BASIN #2 RIM=138.75 IE (6")=136.75
3. CATCH BASIN #3 RIM=138.75 IE (6")=136.75
4. CATCH BASIN #4 RIM=139.00 IE (6")=137.00
5. CATCH BASIN #5 RIM=139.90 IE (6")=137.90
6. CATCH BASIN #6 RIM=139.65 IE (6")=137.65
7. CATCH BASIN #7 RIM=137.70 IE (6")=135.70
8. CATCH BASIN #8 RIM=139.00 IE (6")=137.00
9. CATCH BASIN #9 RIM=139.00 IE (6")=137.00
10. CATCH BASIN #10 RIM=139.90 IE (6")=137.90
11. CATCH BASIN #11 RIM=139.60 IE (6")=137.60
12. CATCH BASIN #12 RIM=137.70 IE (6")=135.70
13. CATCH BASIN #13 RIM=140.60 IE (6")=138.60
14. CATCH BASIN #14 RIM=138.55 IE (6")=136.55
15. CATCH BASIN #15 RIM=140.94 IE (6")=138.94
16. CATCH BASIN #16 RIM=140.94 IE (6")=138.94
17. CATCH BASIN #17 RIM=140.94 IE (6")=138.94
18. CATCH BASIN #18 RIM=141.35 IE (6")=139.35

STORM MANHOLE DATA TABLE

1. EXIST. STORM MANHOLE #1 RIM=137.85 IE IN=134.00 (18"SW,S) IE OUT=133.90 (18"NE)
2. STORM MANHOLE #2 RIM=138.75 IE IN=134.17 (18"SW) IE OUT=134.17 (18"N)
3. STORM MANHOLE #3 RIM=139.80 IE IN=134.36 (18"S) IE OUT=134.36 (18"NE)
4. STORM MANHOLE #4 RIM=140.75 IE IN=134.97 (18"S,W,SE) IE OUT=134.97 (18"N)
5. STORM MANHOLE #5 RIM=139.50 IE IN=135.46 (18"S,W) IE OUT=135.46 (18"E)
6. STORM MANHOLE #6 RIM=141.50 IE IN=135.74 (18"S,W) IE OUT=135.74 (18"E)
7. STORM MANHOLE #7 RIM=139.00 IE IN=136.00 (18"W) IE OUT=136.00 (18"E)
8. CONTROL MANHOLE #9 RIM=138.00 IE IN=135.00 (12"SW) IE OUT=135.00 (12"NE)
9. CONTROL MANHOLE #10 RIM=140.75 IE IN=137.00 (12"SE) IE OUT=137.00 (12"NW)
10. STORM MANHOLE #12 RIM=141.60 IE IN=133.62 (18"W) IE OUT=133.52 (18"S)
11. STORM MANHOLE #13 RIM=141.90 IE IN=136.10 (12"S) IE OUT=136.00 (12"E)
12. CONTROL MANHOLE #16 RIM=140.00 IE IN=137.00 IE OUT=137.00

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Client

Trammell Crow Company

Project
SOUTH-WEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1982
TIMOTHY W. McGUIRE
EXP. DATE 12/31/14

REVISIONS:

REVISION DELTA	REVISIONS REVISION DELTA CLOSING DATE THIS SHEET
1	IN PROGRESS

SHEET TITLE:
UTILITY PLAN NORTH

DRAWN BY: BTS

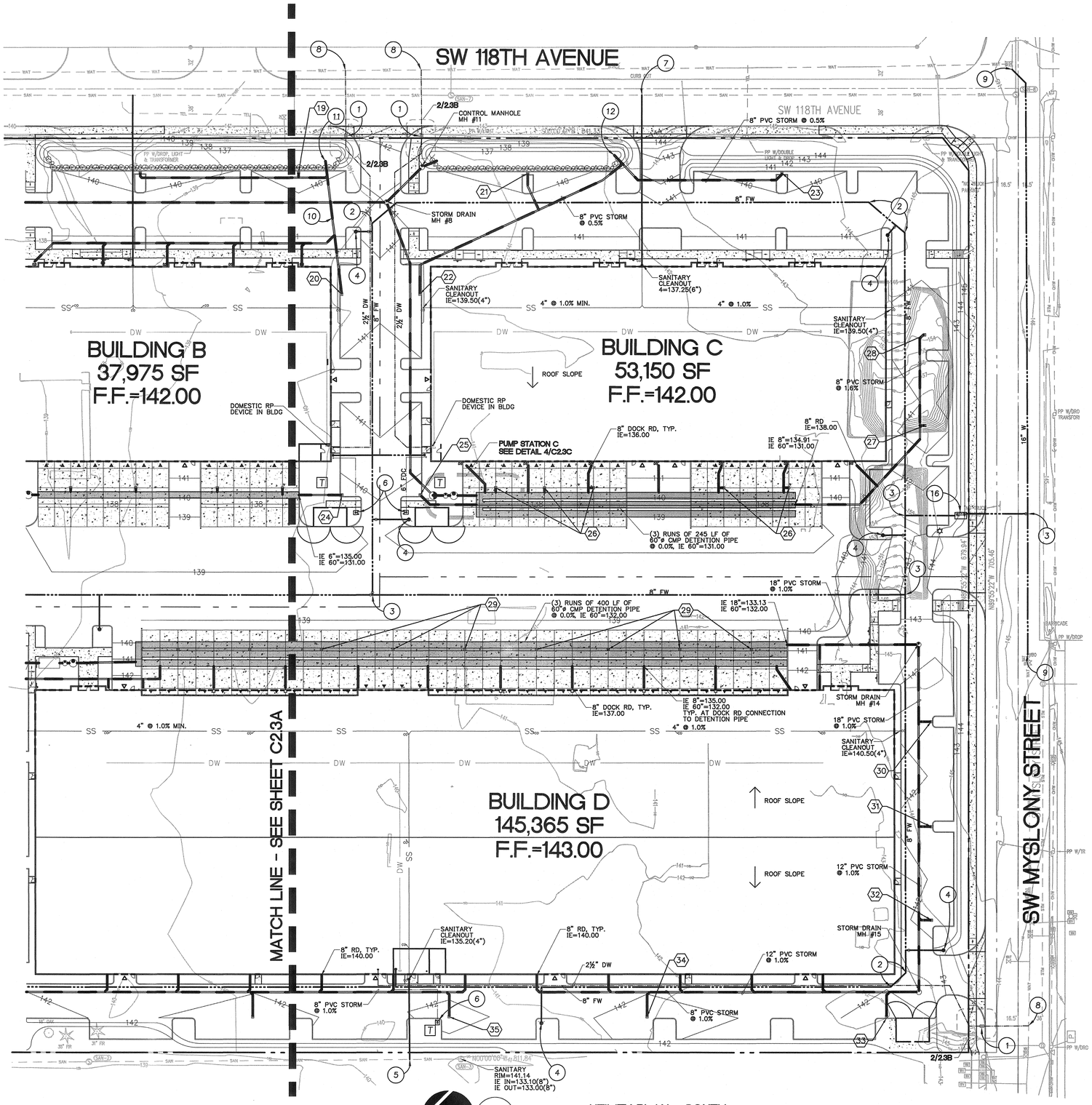
CHECKED BY: TWM

SHEET:

C2.3A

JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014



LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
STORM LINE		STM
SANITARY SEWER LINE		SAN
WATER LINE		WAT
GAS LINE		GAS
TELEPHONE LINE		TEL
OVERHEAD WIRE		OHW
MANHOLE		
CATCH BASIN		
FIRE HYDRANT ASSEMBLY		
SANITARY SEWER MANHOLE		
WATER VALVE		
TELEPHONE POLE		

UTILITY KEY NOTES

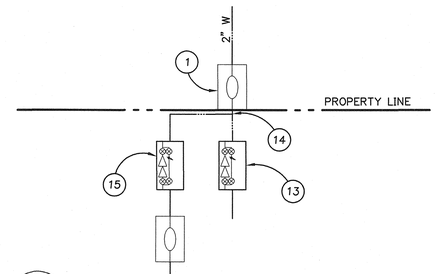
1. INSTALL 1½" METER
2. INSTALL 8" 45° BEND
3. INSTALL 8" TEE
4. INSTALL FIRE HYDRANT ASSEMBLY
5. CONNECT TO EXISTING SANITARY SEWER, IE=132.87
6. INSTALL FDC
7. CONNECT TO EXISTING SANITARY SEWER, IE=131.37
8. TAP TO EXISTING WATERLINE
9. CONNECT TO EXISTING 16" WATER
10. 12" PVC STORM @ 0.8%
11. 12" STORM OUTFALL IE=137.00
12. 8" STORM OUTFALL IE=137.00
13. 2" DOUBLE CHECK VALVE IN METER BOX
14. 2" IRRIGATION TEE (DOWNSTREAM OF METER)
15. 2" IRRIGATION DOUBLE CHECK VALVE IN METER BOX AND 1½" IRRIGATION METER IN METER BOX
16. INSTALL 8" DDCV ASSEMBLY

CATCH BASIN DATA TABLE

19. CATCH BASIN #19 RIM=139.65 IE (6")=137.65
20. CATCH BASIN #20 RIM=140.00 IE (6")=138.00
21. CATCH BASIN #21 RIM=139.65 IE (6")=137.65
22. CATCH BASIN #22 RIM=140.00 IE (8")=138.00
23. CATCH BASIN #23 RIM=139.65 IE (8")=137.65
24. CATCH BASIN #24 RIM=139.70 IE (6")=136.70
25. CATCH BASIN #25 RIM=139.70 IE (6")=136.70
26. CATCH BASIN #26 RIM=137.70 IE (6")=135.70
27. CATCH BASIN #27 RIM=140.60 IE (6")=138.60
28. CATCH BASIN #28 RIM=140.10 IE (6")=138.10
29. CATCH BASIN #29 RIM=138.55 IE (6")=136.55
30. CATCH BASIN #30 RIM=141.00 IE (6")=139.00
31. CATCH BASIN #31 RIM=141.30 IE (6")=139.30
32. CATCH BASIN #32 RIM=141.60 IE (6")=139.60
33. CATCH BASIN #33 RIM=139.70 IE (6")=139.70
34. CATCH BASIN #34 RIM=141.30 IE (6")=139.30
35. CATCH BASIN #35 RIM=137.70 IE (6")=139.70

STORM MANHOLE DATA TABLE

1. STORM MANHOLE #8 RIM=137.90 IE IN=135.75 (18"SW,SE) IE OUT=135.75 (18"N)
2. CONTROL MANHOLE #11 RIM=140.75 IE IN=137.00 (12"SE) IE OUT=137.00 (12"NW)
3. STORM MANHOLE #14 RIM=142.35 IE IN=134.22 (18"W) IE OUT=134.12 (18"N)
4. STORM MANHOLE #15 RIM=142.50 IE IN=136.97 (12"N) IE OUT=136.87 (12"E)



2 C2.3B WATERLINE DETAIL
SCLAE: 1" = 5'

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OREGON
JULY 16, 1982
TIMOTHY W. McGUIRE
1/21/14
EXP. DATE 12/31/14

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1	IN PROGRESS	

SHEET TITLE:
UTILITY PLAN SOUTH

DRAWN BY: BTS

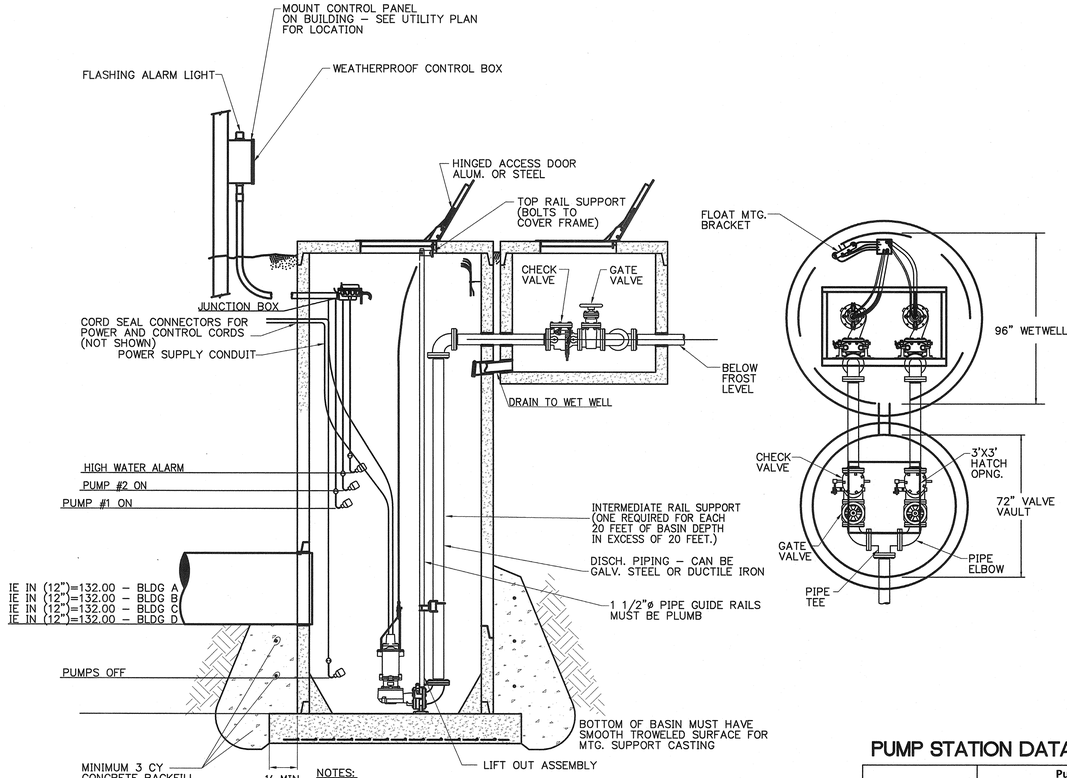
CHECKED BY: TWM

SHEET:

C2.3B

JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014



NOTES:

1. THIS DETAIL IS SCHEMATIC ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PUMPS, MANHOLES, CONTROLS AND FITTINGS FOR ENGINEERS APPROVAL PRIOR TO CONSTRUCTION.
2. PROVIDE HIGH LEVEL ALARM ON BUILDING ADJACENT TO WETWELL.
3. PROVIDE EMERGENCY SHUTOFF SWITCH ON BUILDING NEXT TO MANHOLE WITH SIGN INDICATING "IN CASE OF SPILL – EMERGENCY PUMP OFF"
4. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH MANUFACTURERS SPECIFICATIONS PRIOR TO CONSTRUCTION NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. PUMPS:
   DUPLEX, NON–CLOG SUBMERSIBLE, EXPLOSION PROOF PUMPS

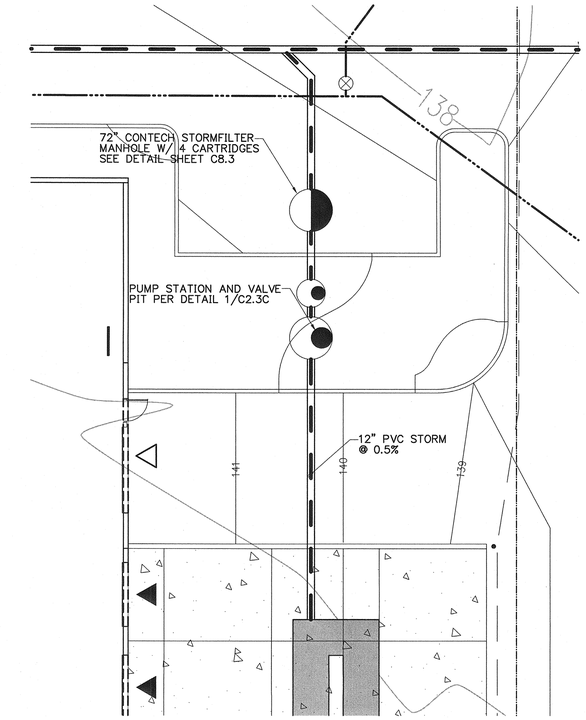
PUMP STATION DATA

	Pump Station ID			
	A	B	C	D
Pumps Off				
Pump #1 On				
Pump #2 On				
High Water Alarm				
Rim				

1 C2.3C PUMP STATION

N.T.S.

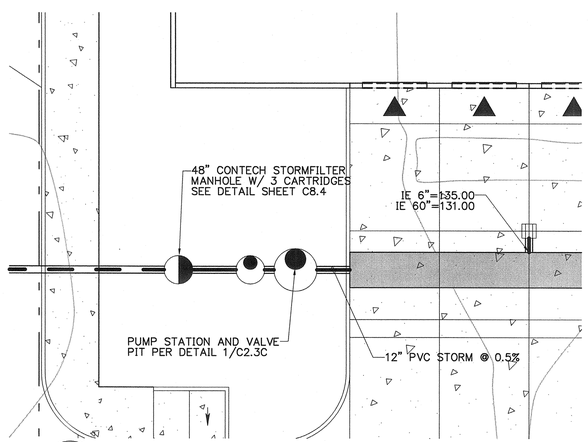
PUMPSTA3



2 C2.3C PUMP STATION BUILDING A

1"=10'

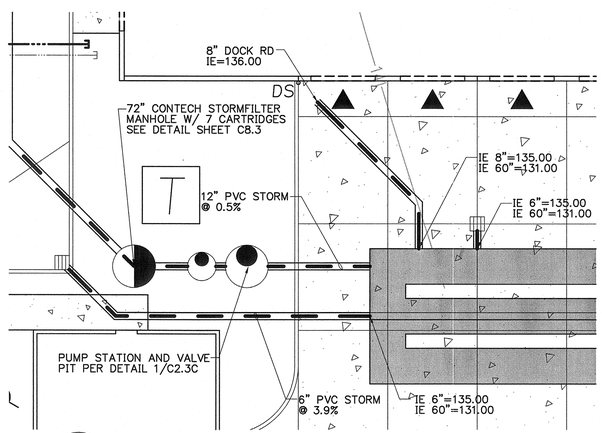
1:1



3 C2.3C PUMP STATION BUILDING B

1"=10'

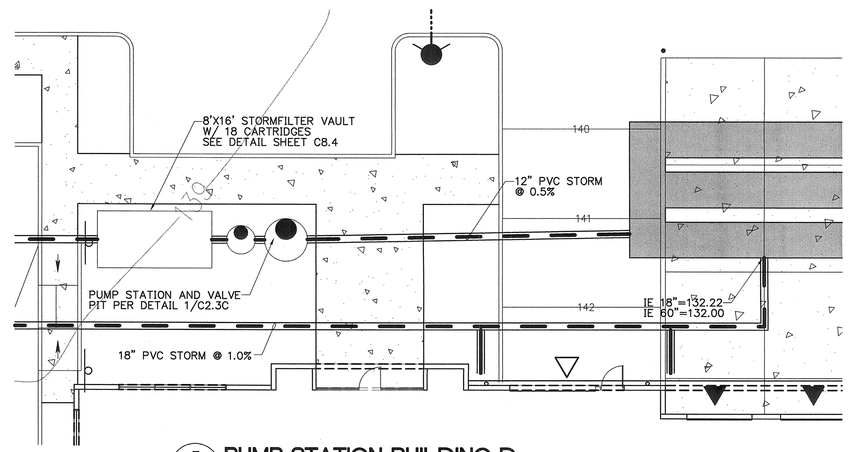
1:1



4 C2.3C PUMP STATION BUILDING C

1"=10'

1:1



5 C2.3C PUMP STATION BUILDING D

1"=10'

1:1

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SHEET TITLE:
PUMP STATION DETAILS

DRAWN BY: BTS

CHECKED BY: TWM

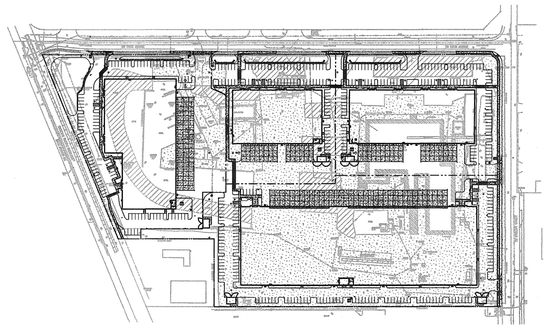
SHEET:

C2.3C

JOB NO. 2130324.00

DESIGN REVIEW SET – JANUARY 21, 2014

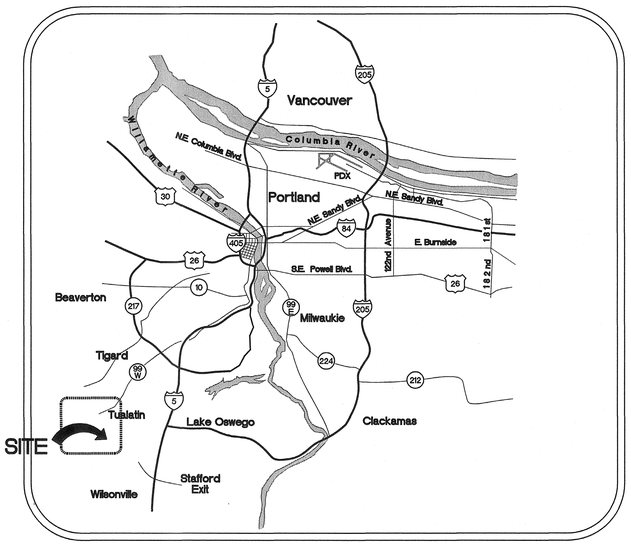
SOUTHWEST INDUSTRIAL PARK
EROSION CONTROL PLANS



1 / C5.0 — SITE MAP

TRUE NORTH

200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.



VICINITY MAP
N.T.S

DEVELOPER
TRAMMELL CROW COMPNAY .
CONTACT: STEVE SIEBER
1300 SW 5TH AVE
PORTLAND, OR 97201 PHONE: (503) 946-4972

PLANNING / ENGINEERING
MACKENZIE
CONTACT: TIM MCGUIRE
1515 SE WATER AVE
PORTLAND, OR 97239
PHONE: 503-224-9560
FAX: 503-228-1285

SURVEYOR
NORTHWEST SURVEYING
CONTACT: SCOTT FIELD
1815 NW 169TH PLACE, SUITE 2090
BEAVERTON, OR 97006
PHONE: (503) 848-2127
FAX: (503) 848-2179

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

* STABILIZED BUILDING PADS AND SOME UNDERGROUND UTILITIES INSTALLED.

DEVELOPED CONDITIONS

* FLEX WAREHOUSES AND ASSOCIATED PAVING/PARKING AND LOADING AREAS.

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

* DEMOLITION (FEB 15 2014 - APRIL 1 2013)
* UTILITY INSTALLATION (JUNE 1 2014 - AUG 30 2014)
* STREET CONSTRUCTION (JULY 1 2014 - SEPT 30 2014)
* FINAL STABILIZATION (AUG 1 2014 - OCT 30 2014)

TOTAL SITE AREA = 827,640 SF = 19.0 ACRES
(INCLUDES FRONTAGE STREETS)

TOTAL DISTURBED AREA = 788,436 SF = 18.1 ACRES

SITE SOIL CLASSIFICATION:
42 HILLSBORO SILT LOAM
5B BRIDWELL STONY SILT LOAM
21B HILLSBORO LOAM

RECEIVING WATER BODIES:
HEDGES CREEK TRIBUTARY

LAND USE AUTHORITY CASE NUMBER:

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

1. ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A 8.A)
2. THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS. (SCHEDULE A.8.C.II.(1)(C))
3. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT. (SCHEDULE A.12.C.III)
4. PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A 8.C.II.(1)(D))
5. IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SCHEDULE A.8.C.I.(1) & (2))
6. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SCHEDULE A.7.B.III(1) AND A.7.B.III(3))
7. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS. (SCHEDULE A.7.D.I AND A.8.C)
8. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.C.I.(6))
9. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS. (SCHEDULE A.8.C.II.(2))
10. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE A.8.C.I.(7))
11. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SCHEDULE A 7.D.II.(1) AND A.8.C.II.(4))
12. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SCHEDULE A.7.D.II.(3))
13. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS. (SCHEDULE A.7.E.I.(2))
14. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SCH A 7.E.III.)
15. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SCHEDULE A 7.B.II)
16. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SCHEDULE A.9.B.III)
17. IF A STORMWATER TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.D)
18. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SCHEDULE A 7.B)
19. AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SCHEDULE A 7.E.II.(2))
20. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER. (SCHEDULE A.7.A.I)
21. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.9.C.I)
22. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT. AND BEFORE BMP REMOVAL. (SCHEDULE A.9.C.II)
23. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SCHEDULE A.9.C.III & IV)
24. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME. (SCHEDULE A.9.B.I)
25. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SCHEDULE A.9.B.II)
26. THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE. (SCHEDULE A.7.F.I)
27. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCHEDULE A.7.F.II)
28. PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPS. (SCHEDULE A.7.B.III(2) AND A.8.C.III).

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING
2. PRIOR TO SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECCESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE
3. INACTIVE PERIODS GREATER THAN (7) CONSECUTIVE CALENDAR DAYS	ONCE EVERY (2) TWO WEEKS
4. PERIODS AT WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRATICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.

* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (Schedule A.8.c.i.(3))
* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS.
* RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION. (Schedule B.2.a)

HOLD A PRE-CON MEETING OF PROJECT CONSTRUCTION PERSONNEL
THAT INCLUDES THE EC INSPECTOR.

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-CN PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-CN PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-CN PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

	DEMOLITION	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT, 1 - MAY 31ST)
EROSION PREVENTION						
PRESERVE NATURAL VEGETATION		X	X	X	X	X
GROUND COVER		X	X		X	X
HYDRAULIC APPLICATIONS			X	X	X	X
PLASTIC SHEETING		X	X	X		X
MATTING				X	X	X
DUST CONTROL	X	X	X			
TEMPORARY/PERMANENT SEEDING				X	X	
BUFFER ZONE		X	X			X
OTHER:						
SEDIMENT CONTROL			X	X	X	X
SEDIMENT FENCE (PERIMETER)	**X	X	X		X	X
SEDIMENT FENCE (INTERIOR)			X			X
STAW WATTLES				X		X
FILTER BERM						X
INLET PROTECTION	**X	X	X	X	X	X
DEWATERING						
SEDIMENT TRAP		X	X		X	X
OTHER:						
RUNOFF CONTROL			X	X	X	X
CONSTRUCTION ENTRANCE	**X	X	X	X		X
PIPE SLOPE DRAIN						
OUTLET PROTECTION			X		X	X
SURFACE ROUGHENING			X			X
CHECK DAMS			X			
OTHER:						
POLLUTION PREVENTION			X	X		X
PROPER SIGNAGE	X	X	X	X	X	X
HAZ WASTE MGMT	X					
SPILL KIT ON-SITE	X	X	X	X	X	X
CONCRETE WASHOUT AREA			X	X	X	X
OTHER:						

** SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ's GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP's WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

INITIAL

SHEET INDEX

EROSION AND SEDIMENT CONTROL PLANS

C5.0 EROSION AND SEDIMENT CONTROL COVER SHEET
C5.1 EROSION CONTROL EXISTING CONDITIONS
C5.2 EROSION AND SEDIMENT CONTROL PLAN
C5.3 EROSION AND SEDIMENT CONTROL DETAILS

LOCAL AGENCY-SPECIFIC EROSION CONTROL NOTES:

1. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAT SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
2. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP I.E. (FILTER BAG).
3. ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.

PROJECT LOCATION:
BOUNDED BY SW HERMAN RD, AND SW MYSLONY ST, AND WEST OF SW 118TH AVE
LATITUDE = 45°22'38.4", LONGITUDE = -122°48'01.2"

PROPERTY DESCRIPTION:
TAX LOT 1200
2S 1W SECTION 22C
WASHINGTON COUNTY, OREGON

19585 SW 118TH AVE. TUALATIN OR, 97062
TAX LOT ID: 2S122C

PERMITTEE'S SITE INSPECTOR:_____
COMPANY/AGENCY:_____
PHONE:_____
FAX:_____
E-MAIL:_____
DESCRIPTION OF EXPERIENCE: _____

THE WINNING BID CONTRACTOR SHALL TRANSFER 1200-C PERMIT TO THEIR NAME AND PROVIDE DESIGNATED EROSION CONTROL INSPECTOR TO DEQ/CWS PRIOR TO COMMENCEMENT OF WORK

ATTENTION EXCAVATORS:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699, ALTERNATIVELY CALL 811.

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Client
Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK
118th and Myslony St.
Tualatin, OR 97062

REGISTERED PROFESSIONAL ENGINEER
11,732
OREGON
JULY 16, 1982
TIMOTHY W. McGUIRE
12/11/14
EXP. DATE 12/31/14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

SHEET TITLE:
EROSION AND SEDIMENT CONTROL COVER SHEET

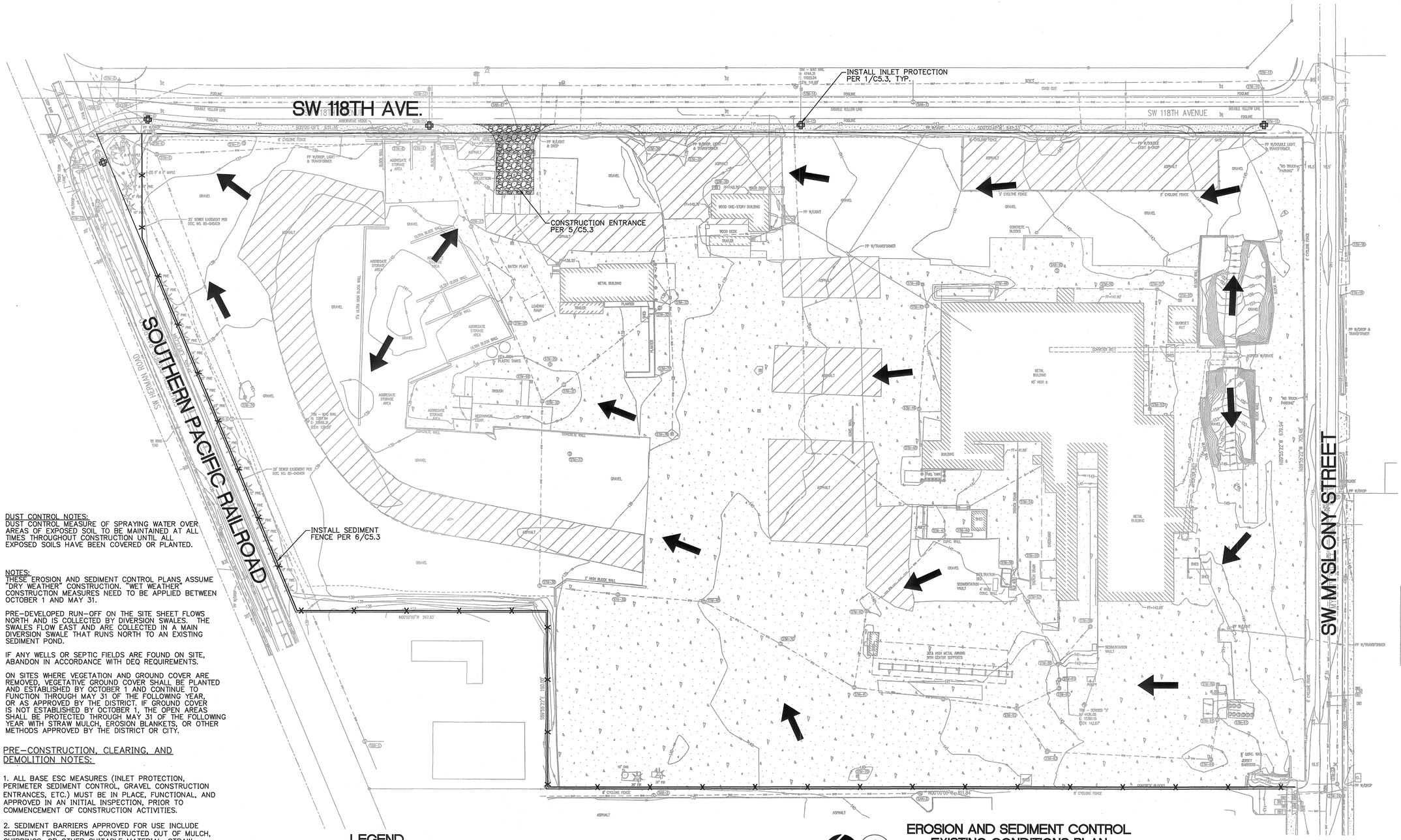
DRAWN BY:

CHECKED BY:

SHEET:
C5.0

JOB NO. 2130324.00

REVISED FOR 1200-C PERMIT: 12/11/2013
DESIGN REVIEW SET - JANUARY 21, 2014



DUST CONTROL NOTES:
DUST CONTROL MEASURE OF SPRAYING WATER OVER AREAS OF EXPOSED SOIL TO BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION UNTIL ALL EXPOSED SOILS HAVE BEEN COVERED OR PLANTED.

NOTES:
THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1 AND MAY 31.

PRE-DEVELOPED RUN-OFF ON THE SITE SHEET FLOWS NORTH AND IS COLLECTED BY DIVERSION SWALES. THE SWALES FLOW EAST AND ARE COLLECTED IN A MAIN DIVERSION SWALE THAT RUNS NORTH TO AN EXISTING SEDIMENT POND.

IF ANY WELLS OR SEPTIC FIELDS ARE FOUND ON SITE, ABANDON IN ACCORDANCE WITH DEQ REQUIREMENTS.

ON SITES WHERE VEGETATION AND GROUND COVER ARE REMOVED, VEGETATIVE GROUND COVER SHALL BE PLANTED AND ESTABLISHED BY OCTOBER 1 AND CONTINUE TO FUNCTION THROUGH MAY 31 OF THE FOLLOWING YEAR, OR AS APPROVED BY THE DISTRICT. IF GROUND COVER IS NOT ESTABLISHED BY OCTOBER 1, THE OPEN AREAS SHALL BE PROTECTED THROUGH MAY 31 OF THE FOLLOWING YEAR WITH STRAW MULCH, EROSION BLANKETS, OR OTHER METHODS APPROVED BY THE DISTRICT OR CITY.

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.

3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.

4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

LEGEND

- SEDIMENT BARRIER (EXTERIOR)
- CONSTRUCTION ENTRANCE
- DRAINAGE FLOW DIRECTION
- CONCRETE WASH AREA
- INLET PROTECTION

EROSION AND SEDIMENT CONTROL EXISTING CONDITIONS PLAN

1 C5.1

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

TREE PRESERVATION

ALL EXISTING TREES TO REMAIN. TREES TO BE REMOVED WERE DONE SO UNDER THE MASS GRADING ACTIVITY.

DESIGN REVIEW SET - JANUARY 21, 2014

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TIMOTHY W. McGUIRE
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REVISIONS:

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1	IN PROGRESS	

SHEET TITLE:
EROSION AND SEDIMENT CONTROL

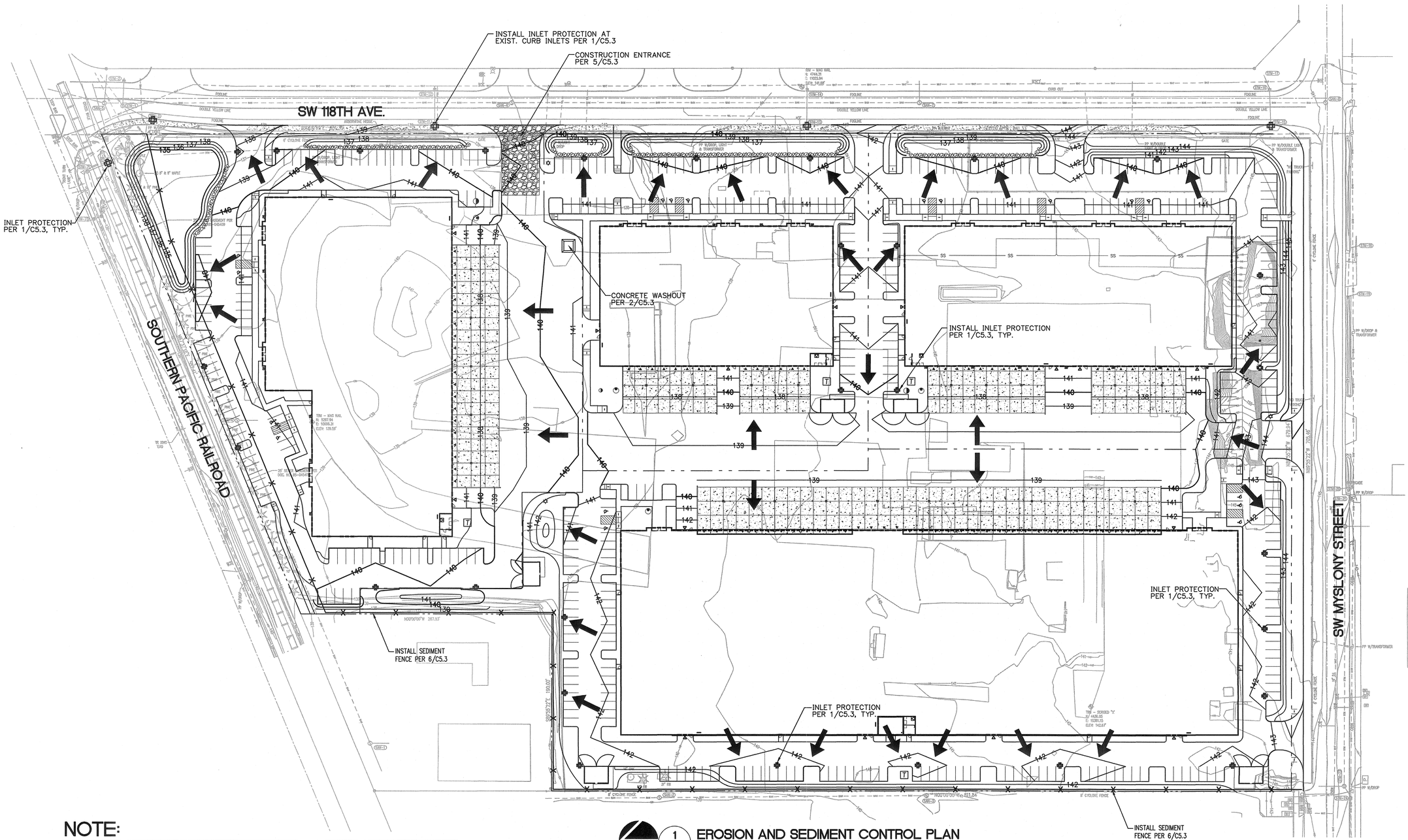
EXISTING CONDITIONS PLAN

DRAWN BY: BTS

CHECKED BY: TWM

SHEET:
C5.1

JOB NO. 2130324.00



1 C5.2 EROSION AND SEDIMENT CONTROL PLAN

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

NOTE:

ALL BUILDING DEMOLITION AND SITE CLEAN UP UNDER SEPARATE DEMOLITION PERMIT

GENERAL NOTES

1. EXCEPT WHERE NOTED, CONTRACTOR SHALL CLEAR SITE OF EXISTING IMPROVEMENTS, INCLUDING LANDSCAPE MATERIALS. KEYNOTES ARE PROVIDED WHERE SPECIFIC REQUIREMENTS MAY BE WARRANTED.
2. SEPARATE PERMITS ARE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY (RESPONSIBILITY OF CONTRACTOR).
3. CONTRACTOR SHALL VERIFY UTILITIES (GAS, ELECTRIC, ETC.) ARE PROPERLY TURNED OFF PRIOR TO DEMOLITION OF BUILDING.
4. INSTALL EROSION CONTROL MEASURES AND TEMPORARY FENCING PRIOR TO DEMOLITION.
5. CONTRACTOR SHALL COVER EXPOSED SOILS ON-SITE WITH STRAW OR CRUSHED ROCK MULCH TO PREVENT EROSION.
6. CROSHED ROCK STOCKPILE DOES NOT REQUIRE COVERING. ALL OTHER STOCK PILES TO BE COVERED PER 1/C5.3.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
3. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
4. THE STORM FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO ROAD PAVING.
4. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

LEGEND

- SEDIMENT BARRIER (EXTERIOR)
- CONSTRUCTION ENTRANCE
- DRAINAGE FLOW DIRECTION
- CONCRETE WASH AREA
- INLET PROTECTION

REVISED 1/8/2014
DESIGN REVIEW SET - JANUARY 21, 2014

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SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

DRAWN BY:

CHECKED BY:

SHEET:
C5.2

JOB NO. 2130324.00

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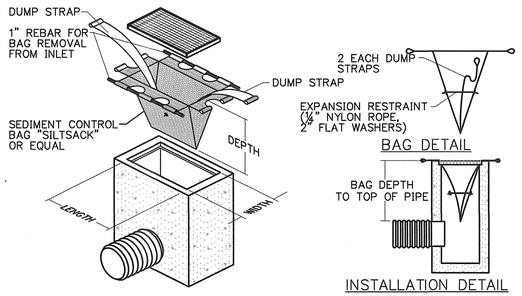


BAG DETAIL

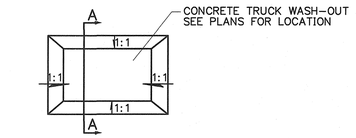
INSTALLATION DETAIL

NOTE:

1. THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
2. THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
3. THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL/MIN/SF), AS PER THE MANUFACTURER'S SPECS.
4. THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
5. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.

1 / C5.3 CATCH BASIN SEDIMENT FILTER BAG

N.T.S. CBSACK3



NOTES:

1. CONCRETE WASHOUT AREA. LOCATED SO RUNOFF CANNOT ENTER STORM SYSTEM. IF WASH-OUT CANNOT BE LOCATED MINIMUM OF 50' FROM ENTRY TO STORM SYSTEM, THAN SECONDARY MEASURES SUCH AS BERMS AND TEMPORARY SETTLING PITS MAY BE REQUIRED.
2. CONTRACTOR SHALL CLEAN OUT CONCRETE TRUCK WASH-OUT AREA WHEN WHEN DEPTH REACHES 1'.

2 / C5.3 CONCRETE WASHOUT

N.T.S. CONCRETE WASHOUT 1:1

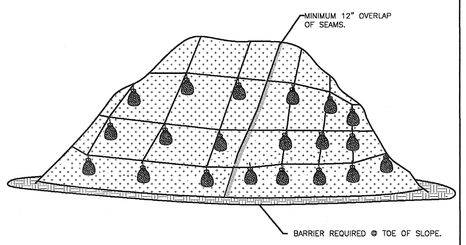
SEDIMENT FENCE CONSTRUCTION NOTES

1) SELECTION OF FILTER FABRIC TENSILE AND BURSTING STRENGTH DEPENDS ON THE SLOPE CHARACTERISTICS. THE USE OF STANDARD OR HEAVY DUTY FILTER FABRIC SHALL MEET DESIGN STANDARDS. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES TO 120 DEGREES. SELECTION SHALL BE BASED ON STANDARD ENGINEERING PRINCIPLES FOR DESIGN.
2) STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"X2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP-HILL SIDE OF THE SLOPED AREA, WITH POSTS SPACED A MAXIMUM OF 6 FEET APART.
3) FILTER FABRIC FENCE SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES DOWNHILL OF POSTS ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE FIRMLY REDEPOSITED ALONG THE ENTIRE TRENCHED AREA ON THE DOWNHILL SIDE OF THE FENCE.
4) THE PHYSICAL INTEGRITY OF ALL MATERIALS SHALL BE SUFFICIENT TO MEET THE REQUIREMENTS OF THEIR INTENDED USE AND WITHSTAND NORMAL WEAR AND TEAR.
5) WHERE PRACTICAL THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, 2"X2" POSTS SHALL BE INTERLOCKED WITH EACH OTHER AND BE ATTACHED SECURELY.
6) SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS OR ADDITIONS SHALL BE MADE IMMEDIATELY.
7) AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE GREATER THAN 1/3 THE HEIGHT OF THE SEDIMENT FENCE ABOVEGROUND. SEDIMENT SHOULD BE REMOVED OR REGRADED INTO SLOPES, AND THE SEDIMENT FENCES REPAIRED AND RE-ESTABLISHED AS NEEDED.

3 / C5.3 SEDIMENT FENCE CONSTRUCTION NOTES

N.T.S. 1:1

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.



PLASTIC SHEETING

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

4 / C5.3 PLASTIC SHEETING

DRAWING NO. 810 REVISED 12-06

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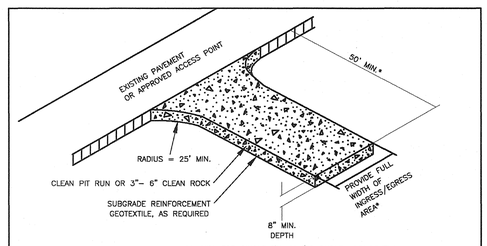

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF- WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   SINGLE FAMILY
   20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
   COMMERCIAL
   50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

5 / C5.3 CONSTRUCTION ENTRANCE

Detail Drawing 855 REVISED 12-06

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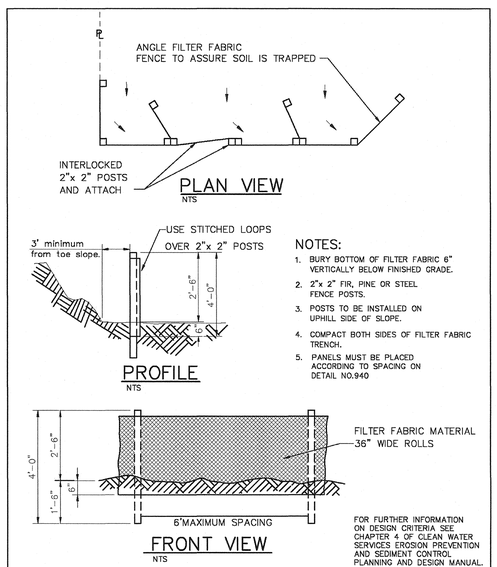

NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
5. PANELS MUST BE PLACED ACCORDING TO SPACING ON DETAIL NO.940

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

6 / C5.3 SEDIMENT FENCE

DRAWING NO. 875 REVISED 12-06

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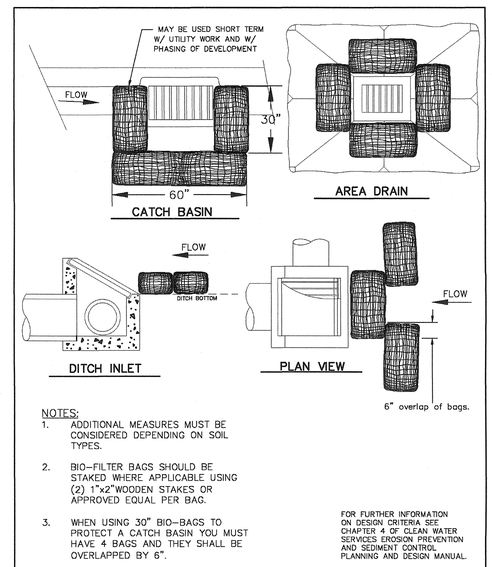

NOTES:

1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2"WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

7 / C5.3 INLET PROTECTION TYPE 4

DRAWING NO. 915 REVISED 12-06

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REGISTERED PROFESSIONAL ENGINEER 11,732 OREGON JULY 15, 1982 TIMOTHY W. McGUIRE 12/31/14
EXP. DATE 12/31/14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
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SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN DETAILS

DRAWN BY:

CHECKED BY:

SHEET:

C5.3

JOB NO. 2130324.00

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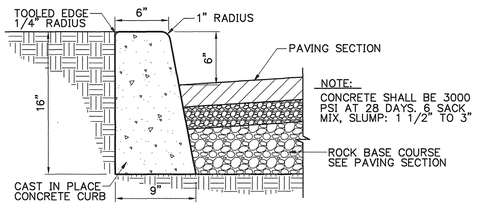
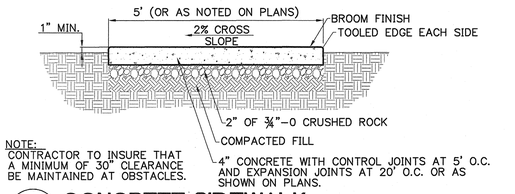
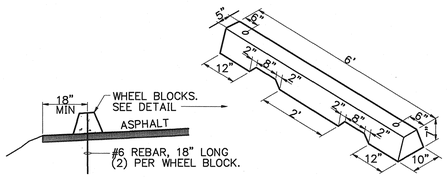


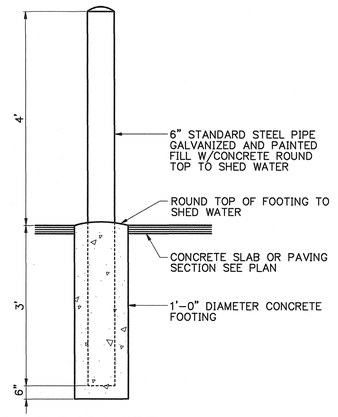
1 C8.0 CONCRETE VERTICAL CURB
N.T.S. VCURB



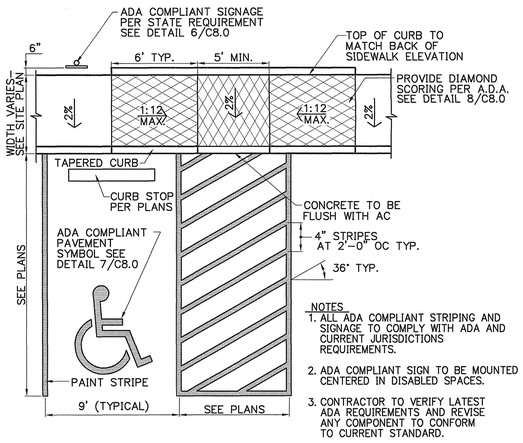
2 C8.0 CONCRETE SIDEWALK
N.T.S. WALK



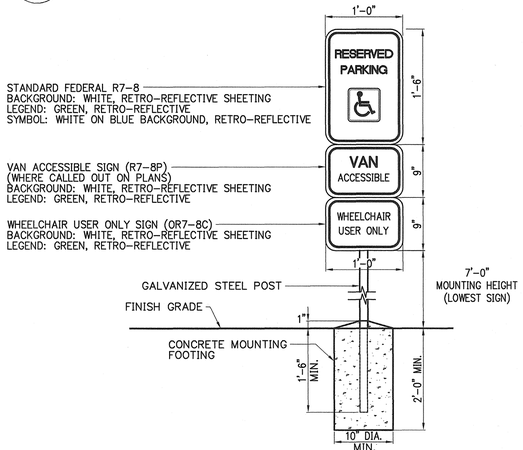
3 C8.0 PRECAST CURB STOP
N.T.S. CURBSTOP



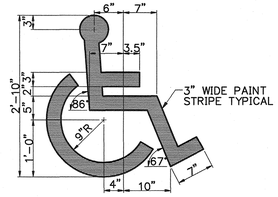
4 C8.0 6" PIPE BOLLARD
N.T.S. BOLLARD



5 C8.0 ADA COMPLIANT PARKING STALL
N.T.S. WITH SQUARE WING RAMP HSTALL1



6 C8.0 ADA COMPLIANT VAN PARKING SIGN
N.T.S. HSIGN-VAN-101



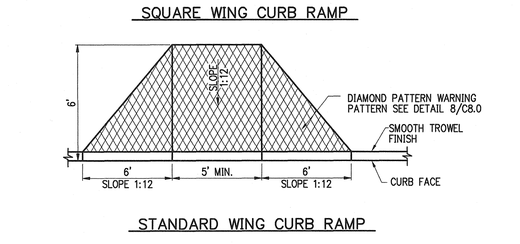
7 C8.0 ADA COMPLIANT PARKING SYMBOL
N.T.S. HSYMB

CONCRETE TEXTURING

NOTES:

1. TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN AS SHOWN. THE LONG AXIS OF THE DIAMOND PATTERN SHALL BE PERPENDICULAR TO THE CURB. GROOVES SHALL BE ⅛" DEEP AND ¼" WIDE.

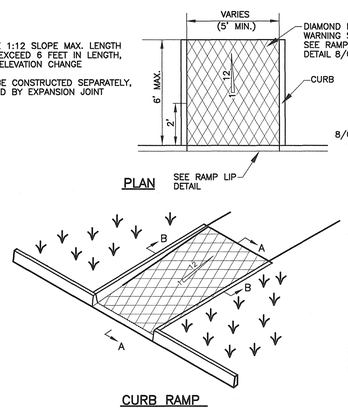
8 C8.0 TACTILE WARNING SURFACE
N.T.S. TACTILE-DIAMOND



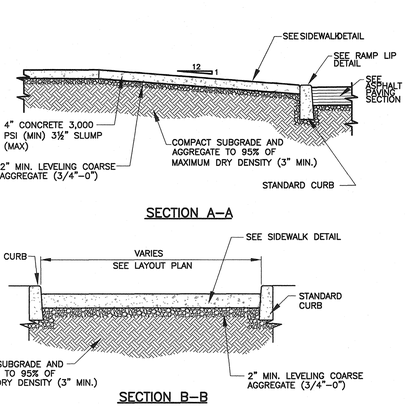
SQUARE WING CURB RAMP

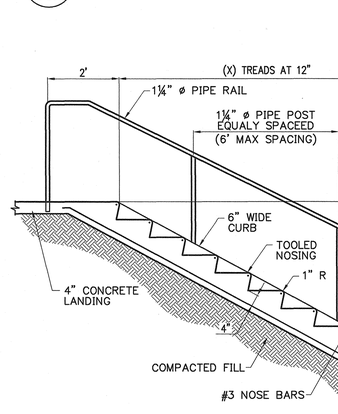
STANDARD WING CURB RAMP

9 C8.0 ADA COMPLIANT CURB RAMP
N.T.S. CURB-RAMP-WING



10 C8.0 SQUARE CURB RAMP
NTS SQRAMP





HALF SQUARE WING CURB RAMP

11 C8.0 ADA COMPLIANT CURB RAMP
N.T.S. CURB-RAMP-HALF 1:1

12 C8.0 ADA COMPLIANT CORNER CURB RAMP
N.T.S. CURBRAMP-CORNER3 1:1

13 C8.0 CONCRETE STAIR ON GRADE
N.T.S. STAIR-2B

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Client

Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED PROFESSIONAL ENGINEER
11,732
OREGON
JULY 16, 1982
TIMOTHY W. McGUIRE
1/21/14
EXP. DATE 12/31/14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

SHEET TITLE:
DETAILS

DRAWN BY: BTS

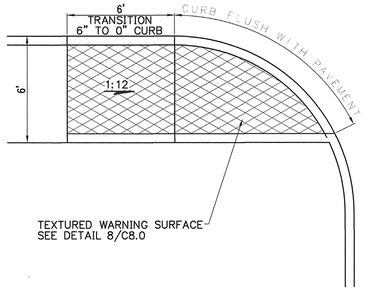
CHECKED BY: TWM

SHEET:

C8.0

JOB NO. **2130324.00**

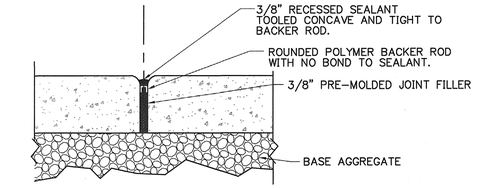
DESIGN REVIEW SET - JANUARY 21, 2014



1 C8.1 ADA COMPLIANT CORNER CURB RAMP

N.T.S.

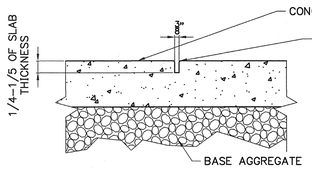
CURBRAMP-CORNER1



2 C8.1 EXPANSION JOINT

N.T.S.

EXPANSION-JOINT
1:1

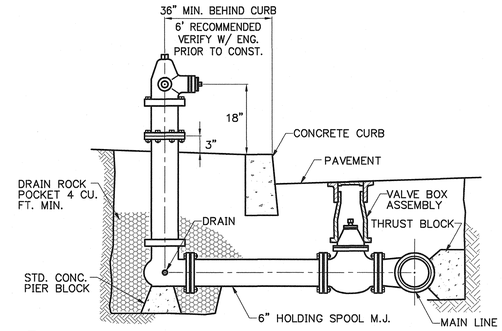


NOTES:
1. SEE LAYOUT PLAN FOR LOCATION OF EXPANSION JOINTS.
2. NO SHINERS ON TOOLED JOINTS.

3 C8.1 CONTROL JOINT

N.T.S.

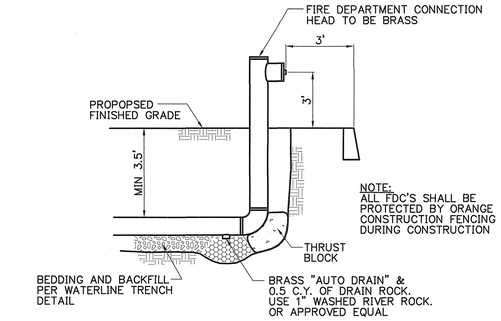
CONTROL-JOINT
1:1



4 C8.1 FIRE HYDRANT

N.T.S.

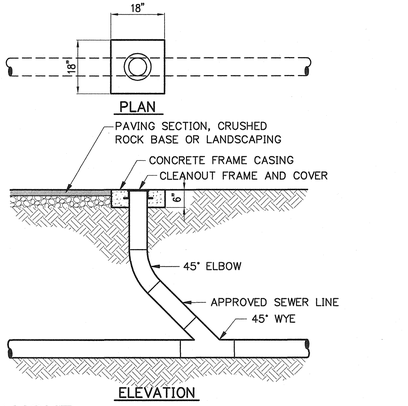
HYDRANT1



5 C8.1 FDC DETAIL

N.T.S.

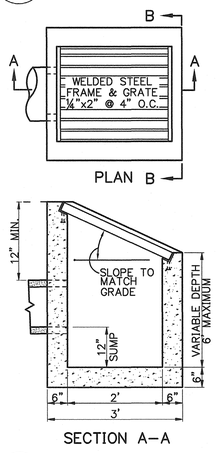
1:1



6 C8.1 CLEANOUT

N.T.S.

CLEANOUT

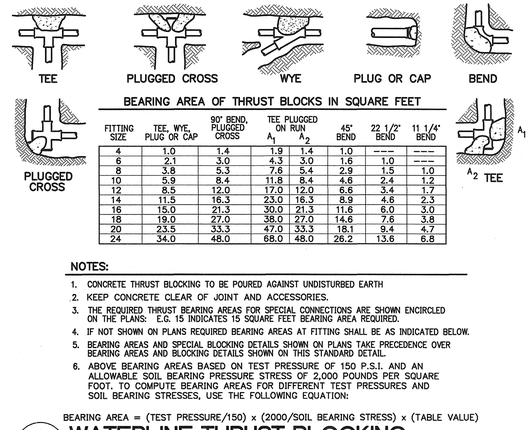


NOTES:
1. SPECIFICATIONS FOR CONCRETE AND MISC. MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO CURRENT APWA STANDARD SPECIFICATIONS.
2. INSTALL STEPS WHEN DISTANCE FROM TOP OF GRATE TO FLOWLINE OF PIPE IS GREATER THAN 3.5 FEET.

7 C8.1 CONCRETE DITCH INLET

N.T.S.

DITCH2FT



BEARING AREA OF THRUST BLOCKS IN SQUARE FEET

FITTING SIZE	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN A_1	TEE PLUGGED ON RUN A_2	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1.0	1.4	1.9	1.4	1.0	---	---
6	2.1	3.0	4.3	3.0	1.6	1.0	---
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.4	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.8
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

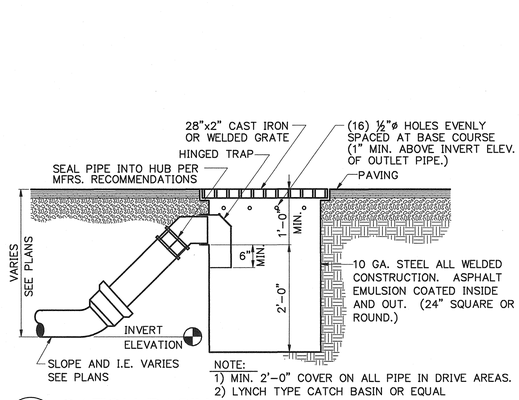
NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. THE REQUIRED THRUST BEARING AREAS FOR SPECIAL CONNECTIONS ARE SHOWN ENCIRCLED ON THE PLANS: E.G. 15 INDICATES 15 SQUARE FEET BEARING AREA REQUIRED.
4. IF NOT SHOWN ON PLANS REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED BELOW.
5. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL.
6. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING PRESSURE STRESS OF 2,000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:

BEARING AREA = (TEST PRESSURE/150) x (2000/SOIL BEARING STRESS) x (TABLE VALUE)

8 C8.1 WATERLINE THRUST BLOCKING

N.T.S.

THRUST



9 C8.1 CATCH BASIN

N.T.S.
LYNCH STYLE

C-BASIN

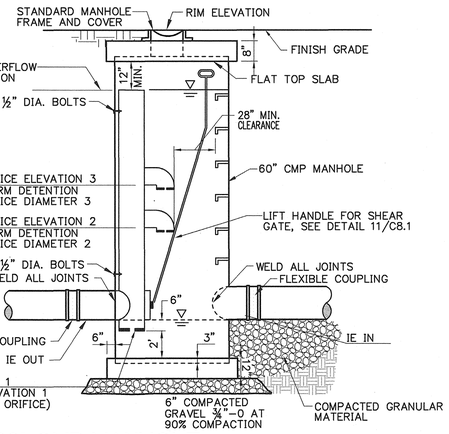


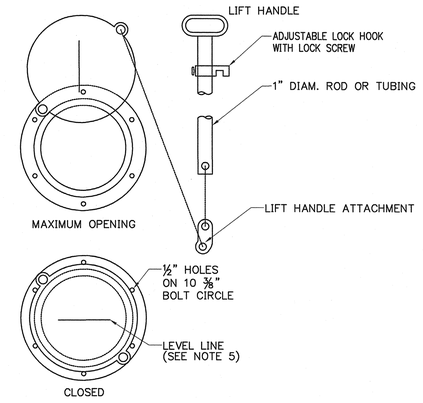
TABLE 1- CONTROL MANHOLE DATA

	MH A-1 (9)	MH B-1 (10)	MH C-1 (11)
Orifice Dia. 1 (in)	0.93	0.83	0.85
Orifice Elev. 1 (ft)	135.4	137.7	137.4
Orifice Dia. 2 (in)	6	1	3
Orifice Elev. 2 (ft)	137	138.4	138.7
Orifice Dia. 3 (in)	3	8	3
Orifice Elev. 3 (ft)	137.3	139.25	138.85
IE In (ft)	135.00	137.00	137.00
IE Out (ft)	135.00	137.00	137.00
Overflow Elevation (ft)	137.50	139.50	139.50
Rim Elevation (ft)	138.00	140.75	140.75

10 C8.1 60" CMP MANHOLE

N.T.S.

CONTRMH2



11 C8.1 SHEAR GATE

N.T.S.

SHEARGATE
1:1

NOTES
1. THE FRAME AND LADDER OR STEPS ARE TO BE OFFSET SO THAT: THE SHEAR GATE IS VISIBLE FROM THE TOP: THE CLIMB-DOWN SPACE IS CLEAR OF RISER AND GATE; THE FRAME IS CLEAR OF THE CURB.
2. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B.
3. THE LIFE HANDLE SHALL BE MADE OF SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING WITH ADJUSTABLE HOOK AS REQUIRED.
4. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUTING FLANGE AND THE GATE FLANGE.
5. INSTALL THE GATE SO THAT THE LEVEL-LINE IS LEVEL WHEN THE GATE IS CLOSED.
6. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED TO PROPER FIT.
7. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE SHEAR GATE MAXIMUM OPENING SHALL BE CONTROLLED BY LIMITED HINGE MOVEMENT, A STOP TAB, OR SOME OTHER DEVICE.
9. ALTERNATIVE SHEAR GATE DESIGNS ARE ACCEPTABLE, IF MATERIAL SPECIFICATIONS ARE MET AND FLANGE BOLT PATTERN MATCHES. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER PRIOR TO ORDERING OR CONSTRUCTION.

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Client

Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED PROFESSIONAL ENGINEER
11,732
OREGON
JULY 16, 1982
TIMOTHY W. McGUIRE
12/31/14
EXP. DATE 12/31/14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

SHEET TITLE:
DETAILS

DRAWN BY: BTS

CHECKED BY: TWM

SHEET:

C8.1

JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014

2130324\00\CIVIL\324C8.1.DWG BTS 01/21/14 09:45 1:1

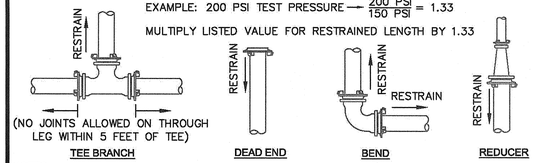
RESTRAINED LENGTH (FEET) REQUIRED FROM COMMON FITTINGS

PIPE DIA (IN)	DEAD END / TEE BRANCH	HORIZONTAL & VERTICAL BENDS				REDUCER (SEE NOTE 3)			
		90°	45°	22 1/2°	11 1/4°	4"	6"	8"	10"
4	45	45	15	10	5	-	-	-	-
6	62	62	20	10	5	25	-	-	-
8	75	75	25	10	5	42	24	-	-
10	95	95	30	10	5	62	48	27	-
12	115	115	35	10	5	79	67	49	27

THESE VALUES ARE BASED ON A TEST PRESSURE OF 150 PSI. IF TEST PRESSURE EXCEEDS 150 PSI, INCREASE RESTRAINED LENGTH VALUE BY THE RATIO OF THE ACTUAL PRESSURE TO 150 PSI.

EXAMPLE: 200 PSI TEST PRESSURE — $\frac{200\ PSI}{150\ PSI} = 1.33$

MULTIPLY LISTED VALUE FOR RESTRAINED LENGTH BY 1.33



NOTES:

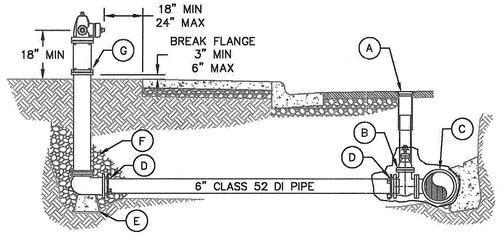
1. ALL PIPE JOINTS WITHIN THE SPECIFIED DISTANCE FROM A DEAD END, TEE BRANCH, REDUCER (RESTRAIN LARGE DIAMETER SIDE EXCEPT AS ALLOWED IN NOTE 3), OR BEND (RESTRAIN EACH SIDE) SHALL BE RESTRAINED WITH FIELD LOK® OR FAST GRIP® GASKETS.
2. RESTRAINED LENGTH VALUES ARE BASED ON THE FOLLOWING ASSUMPTIONS:
   - TEST PRESSURE: 150 PSI
   - PIPE MATERIAL: CEMENT–MORTAR LINED DUCTILE IRON WITHOUT POLY WRAP
   - PIPE COVER: 3 FEET
   - TRENCH CONDITIONS: TYPE 5 (CRUSHED ROCK IN PIPE ZONE AT 90% OF T–99)
   - SURROUNDING SOIL CLASSIFICATION: GM/SM (SAND/SILT)
   - SURROUNDING SOIL DENSITY: 90 LB/FT³
   - FACTOR OF SAFETY: 1.5
3. JOINT RESTRAINT IS NOT REQUIRED ON THE LARGE DIAMETER SIDE OF REDUCER IF THE UNRESTRAINED STRAIGHT PIPE LENGTH ON THE SMALL DIAMETER SIDE OF THE REDUCER EXCEEDS THE VALUE CALCULATED AS FOLLOWS:

   SMALL PIPE STRAIGHT LENGTH = $\frac{\text{LARGE DIAMETER}}{\text{SMALL DIAMETER}}$ X RESTRAINED LENGTH (FROM TABLE ABOVE)

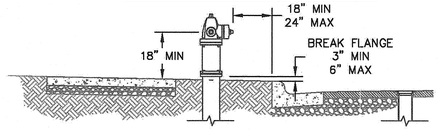
4. CONTACT DISTRICT ENGINEER FOR GUIDANCE ON PIPE JOINT RESTRAINT IF PIPE DIAMETER EXCEEDS 12" AND/OR DESIGN CONDITIONS DIFFER SUBSTANTIALLY FROM THE ASSUMPTIONS LISTED ABOVE.

Tualatin Valley Water District	DESIGNED: PDB	PIPE JOINT RESTRAINT	DATE: 6/1/2012
1850 SW 170th Ave. Beaverton, OR 97006 (503) 642-1511 www.tvwd.org	APPROVED: MFK		DETAIL 21
	SCALE: NONE		

HYDRANT BEHIND CURBTIGHT SIDEWALK



HYDRANT IN PLANTER STRIP



KEYNOTES:

A. VALVE BOX ASSEMBLY PER DETAIL No. 3.

B. 6" GATE VALVE. WRAP TEE AND VALVE WITH 3 LAYERS OF 8 MIL POLYETHYLENE PRIOR TO BACKFILLING.

C. TEE. NEW CONSTRUCTION TEE SHALL BE MJ X MJ. CONNECTIONS TO EXISTING MAINS SHALL BE TAPPING TEE PER DETAIL No. 8. THRUST BLOCK REQUIRED ONLY FOR TAPPING TEE.

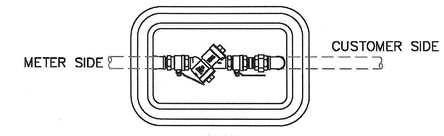
D. MECHANICAL JOINT WITH GRIP FOLLOWER. ALL JOINTS IN HYDRANT ASSEMBLY SHALL BE FULLY RESTRAINED.

E. 12"X12" CONCRETE PIER BLOCK ON UNDISTURBED NATIVE SOIL.

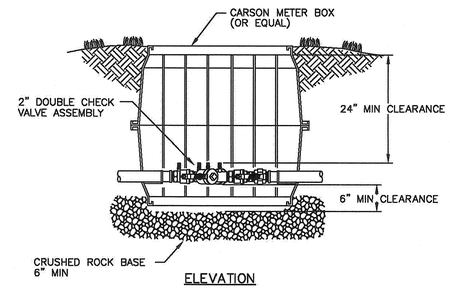
F. DRAIN ROCK POCKET. 4 CUBIC FEET MINIMUM.

G. MAINTAIN MINIMUM CLEAR SPACE IN ALL DIRECTIONS PER DETAIL No. 102. PLACEMENT OF CONCRETE AROUND HYDRANTS IS PROHIBITED.

Tualatin Valley Water District	DESIGNED: PDB	FIRE HYDRANT STANDARD INSTALLATION	DATE: 6/1/2012
1850 SW 170th Ave. Beaverton, OR 97006 (503) 642-1511 www.tvwd.org	APPROVED: MFK		DETAIL 101
	SCALE: NONE		



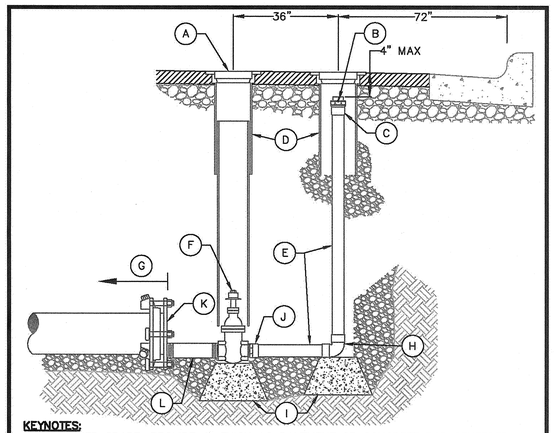
PLAN



ELEVATION

NOTE:
INSTALLATION SHOWN IS ONLY A SUGGESTION. THE DISTANCE FROM BOTTOM OF DEVICE TO FINISH GRADE, FREEZE PROTECTION, AND CLEARANCE FOR TESTING & REPAIR ARE THE MAJOR CONSIDERATIONS FOR INSTALLATION. PLUGS TO BE INSTALLED IN TEST COCKS OF BELOW GROUND INSTALLATIONS (NO DISSIMILAR METALS). *IF FREEZE PROTECTION IS PROVIDED, THE 24" MIN CLEARANCE MAY BE REDUCED.*

Tualatin Valley Water District	DESIGNED: PDB	1-1/2", 2" & 2-1/2" DOUBLE CHECK INSTALLATION	DATE: 6/1/2012
1850 SW 170th Ave. Beaverton, OR 97006 (503) 642-1511 www.tvwd.org	APPROVED: MFK		DETAIL BF 102
	SCALE: NONE		



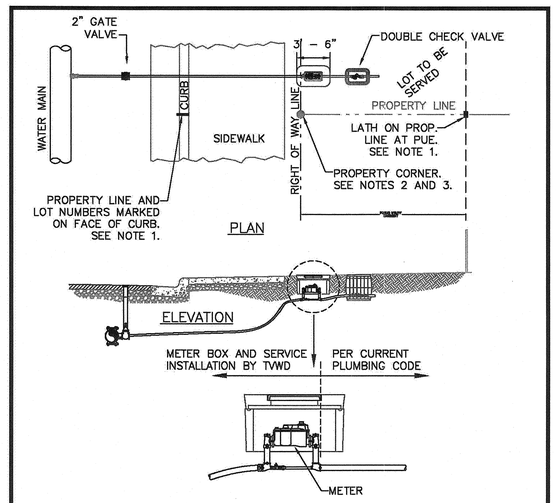
KEYNOTES:

A. FINISHED GRADE. PROVIDE 4" THICK AC PAVEMENT OR CONCRETE PAD CENTERED AROUND VALVE BOXES IF OUTSIDE OF PAVED AREAS. PAD SHALL EXTEND A MINIMUM OF 6" BEYOND ALL SIDES OF VALVE BOXES.
B. 2" BRASS PLUG HAND–TIGHT.
C. 2" ADAPTER. COPPER SWEAT TO FIPT.
D. VALVE BOX ASSEMBLY PER DETAILS 3 AND 5.
E. 2" TYPE K RIGID COPPER TUBING OR THREADED BRASS PIPING.
F. 2" IRON BODY GATE VALVE WITH 2" OPERATOR NUT.
G. RESTRAIN JOINTS PER DETAIL 21.
H. 2" ELL COPPER SLIP.
I. 8"X8" CONCRETE PIER BLOCK ON NATIVE SOIL.
J. 2" ADAPTER. COPPER SWEAT TO MIPT.
K. MJ CAP WITH OFFSET 2" PLUG AT BOTTOM.
L. 2" X 12" BRASS NIPPLE.

GENERAL NOTE:

1. APPLICABLE TO DEAD END MAINS, 8" AND SMALLER, WHICH WILL NOT BE EXTENDED.

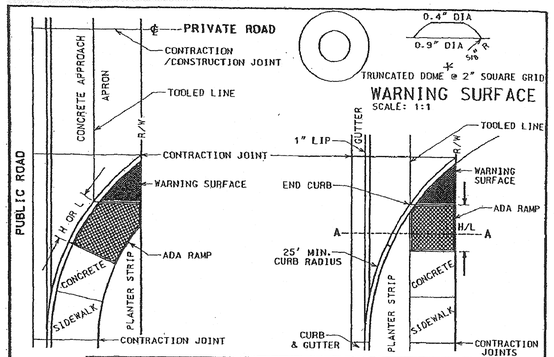
Tualatin Valley Water District	DESIGNED: PDB	2" STANDARD BLOWOFF (4"-8" MAINLINE)	DATE: 6/1/2012
1850 SW 170th Ave. Beaverton, OR 97006 (503) 642-1511 www.tvwd.org	APPROVED: MFK		DETAIL 203
	SCALE: NONE		



NOTES:

1. DEVELOPER'S SURVEYOR SHALL SET A LATH AT THE INTERSECTION OF THE PROPERTY LINE AND THE PUBLIC UTILITY EASEMENT. DEVELOPER'S SURVEYOR SHALL ALSO MARK THE PROPERTY LINE AND LOT NUMBERS ON THE FACE OF CURB WITH WHITE PAINT.
2. IF PROPERTY CORNER MONUMENTS HAVE NOT BEEN SET AT THE TIME OF WATER SERVICE INSTALLATION, THE DEVELOPER'S SURVEYOR SHALL SET A LATH AT THE PROPERTY CORNER LOCATION ON THE RIGHT–OF–WAY LINE.
3. ORS 92.044(7) PROHIBITS LOCATING ANY UTILITY INFRASTRUCTURE WITHIN 1 FOOT OF A SURVEY MONUMENT. DEVELOPER SHALL PAY FOR ANY RELOCATION OF SERVICES AND/OR METER BOXES FOUND TO FALL WITHIN 1 FOOT OF A SURVEY MONUMENT LOCATION.

Tualatin Valley Water District	DESIGNED: PDB	1 1/2" & LARGER METER INSTALLATION WITH BACKFLOW PREVENTION DEVICE	DATE: 6/1/2012
1850 SW 170th Ave. Beaverton, OR 97006 (503) 642-1511 www.tvwd.org	APPROVED: MFK		DETAIL 702
	SCALE: NONE		



ADA RAMP LENGTH H/L IN INCHES								
PUBLIC ROAD GRADE %								
0	1	2	3	4	5	6	8	10	12
60	60/54	79/48	94/44	96/41	96/38	96/35	96/31	96/27	96/25

PLAN SCALE: 1:100

APRON ℄ SECTION SCALE: 1:50 SECTION A – A

NOTES:
1. COMPACT SUBGRADE AND 3/4" MINUS ROCK TO 91% OF T-180 MAXIMUM DENSITY.
2. TOP OF CURB SHALL BE 5" ABOVE AND MONOLITHIC WITH APPROACH APRON
3. APRON SURFACE SHALL BE BRUSH FINISHED, TRANSVERSE TO PRIVATE ROAD CENTERLINE
4. TOOLED LINE SHALL BE FOR COSMETIC PURPOSES ONLY. 1/4"R EDGE 3" FLAT
5. CONTRACTION JOINTS IN THE APPROACH SLAB SHALL BE OF THE WEAKENED PLANE TYPE FORMED TO A DEPTH OF 2 3/4" WITH 1/4"R TOOLED EDGE 3" FLAT, EXCEPT IN CURB AND GUTTER 1/4"R EDGE. NO MESH ACROSS CONTRACTION JOINTS
6. PROVIDE TEXTURED SURFACE TO ADA RAMPS USING POLYETHYLENE TEMPLATE FROM TENAX SENTRY-SECURA SAFETY FENCE AND THE DETECTABLE WARNING SURFACE COLORED SAFETY YELLOW EXTENDING MINIMUM 24" FROM BACK OF CURB
7. CONCRETE. 4%-7% AIR. SHALL ATTAIN 4000 PSI COMPRESSIVE STRENGTH BEFORE TRAFFIC.

CITY OF TUALATIN, OR		APPROACH PRIVATE ROAD ENTRANCE	
REVISED: 12/2002 VALID: 3/2004	SCALE: AS SHOWN	DRAWN: D.L. APPROVED: K.L.H.	DWG NO. 444

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Client

Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED PROFESSIONAL ENGINEER 11,732 OREGON JULY 16, 1982 TIMOTHY W. McGUIRE 1/21/14
EXP. DATE 12/31/14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

SHEET TITLE:
DETAILS

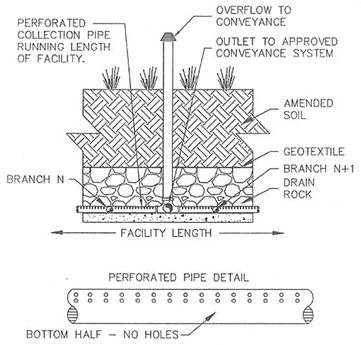
DRAWN BY: BTS

CHECKED BY: TWM

SHEET:
C8.2

JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014

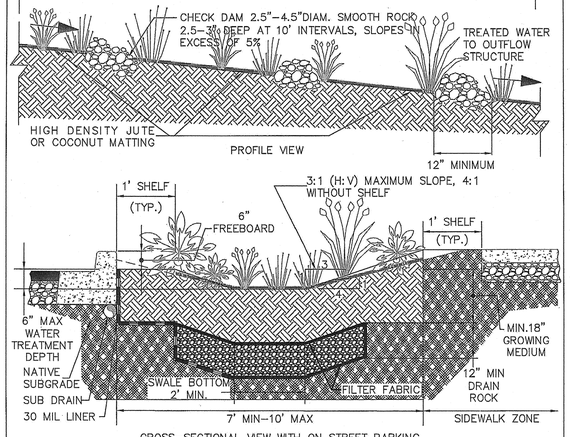


NOTES:

1. BRANCH SPACING AND NUMBER OF BRANCHES TO BE CALCULATED BASED ON STORM FLOWS FROM IMPERVIOUS AREA BEING TREATED.
2. WRAP PERFORATED PIPE WITH GEOTEXTILE TO PREVENT INFILTRATION OF FINES.
3. NO TREES OR DEEP ROOTED VEGETATION OVER PIPING.
4. GRADE SUBGRADE TO PROVIDE MANIFOLD WITH POSITIVE DRAINAGE.
5. CONVEYANCE SIZED AT MINIMUM FOR 25 YEAR EVENT STORM FLOWS.
6. DETENTION (IF REQUIRED) VOLUME BASED ON DEPTH OF DRAIN ROCK RESERVOIR LAYER AND POSITION OF MANIFOLD WITHIN THE DRAIN ROCK LAYER.
7. FITTINGS TO BE SAME MATERIAL AS PERFORATED PIPE.
8. PIPE SECTIONS EXPOSED TO SUNLIGHT SHALL BE OF MATERIAL NOT SUBJECT TO DEGRADATION FROM THE EFFECTS OF SUNLIGHT.

LIDA HANDBOOK	PERFORATED PIPE DETAILS	CleanWater Services	DRAWING NUMBER 402

104

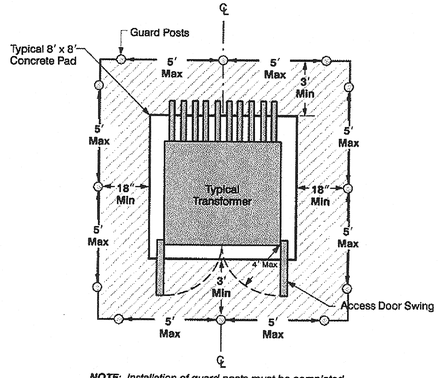


NOTES:

1. PUBLIC WATER QUALITY SYSTEM. 1' SHELVES AND REINFORCED THICKENED SIDEWALK FREEBOARD EDGE MAY BE REQUIRED BY COUNTY.
2. INFLOW STRUCTURE PER LOCAL JURISDICTION.
   a. INFLOW STRUCTURE – CURB CUTOUT, SEE CURB CUT–OUT DETAIL.
   b. INFLOW STRUCTURE – CURB INLET, SEE MODIFIED CG–30 DETAIL.
4. OVERFLOW PIPING TO ALLOW NO MORE THAN 6" PONDING, WITH A MINIMUM OF 2" FREEBOARD, AND BE SIZED TO JURISDICTIONAL PLUMBING CODE, OR TO CONVEY THE 25 YEAR STORM.
5. FLOW DISSIPATERS SHALL BE PLACED AS SPECIFIED ABOVE OR PER DESIGN.
6. VEGETATION TO BE USED IN THE SWALE BOTTOM CONFORMS TO PLANTINGS APPROVED FOR THE WET MOISTURE REGIME. VEGETATION TO BE USED ALONG THE SWALE SIDE CONFORMS TO PLANTINGS APPROVED FOR THE MOIST MOISTURE REGIMES.
7. 30 MIL IMPERMEABLE LINER, OR APPROVED EQUIVALENT PER JURISDICTIONAL ROAD AUTHORITY. SUBDRAIN CONNECTS WITH STORM SEWER SYSTEM. DRAIN ROCK LAYER NOT RECOMMENDED FOR LONGITUDINAL SLOPES OF GREATER THAN 2%.

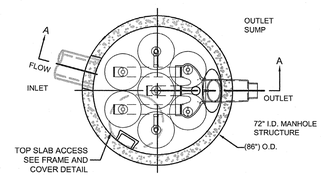
LIDA HANDBOOK	LIDA SWALE	CleanWater Services	DRAWING NUMBER 795

99

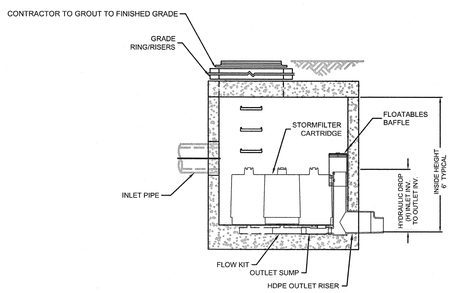


***NOTE:** Installation of guard posts must be completed before the primary cable is installed and energized.*

Figure 14 Guard post location requirements



PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 42A



SECTION A-A

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

STORMFILTER DESIGN NOTES

STORMFILTER TREATMENTCAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (7). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 7 CARTRIDGES. Ø72 MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.5 CFS. IF THE SITE CONDITIONS EXCEED 1.5 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"		18"		LOW DROP	
RECOMMENDED HYDRAULIC DROP (H)	3.05'		2.3'		1.5'	
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5

SITE SPECIFIC DATA REQUIREMENTS	
STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs)	
PEAK FLOW RATE (cfs)	
RETURN PERIOD OF PEAK FLOW (yrs)	
# OF CARTRIDGES REQUIRED	
CARTRIDGE FLOW RATE	
MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)	

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1			
INLET PIPE #2			
OUTLET PIPE			

UPSTREAM RIM ELEVATION	
DOWNSTREAM RIM ELEVATION	

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

SITE SPECIFIC DATA REQUIREMENTS	
STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs)	
PEAK FLOW RATE (cfs)	
RETURN PERIOD OF PEAK FLOW (yrs)	
# OF CARTRIDGES REQUIRED	
CARTRIDGE FLOW RATE	
MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)	

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1			
INLET PIPE #2			
OUTLET PIPE			

UPSTREAM RIM ELEVATION	
DOWNSTREAM RIM ELEVATION	

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpi.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 39 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES:

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
5. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AT MOLDED IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
6. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

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Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED PROFESSIONAL ENGINEER
11,732
OREGON
JULY 16, 1982
TIMOTHY W. McGUIRE
EXP. DATE 12/31/14
7/22/14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

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DETAILS

DRAWN BY: BTS

CHECKED BY: TWM

SHEET:

C8.3

JOB NO. **2130324.00**

DESIGN REVIEW SET - JANUARY 21, 2014

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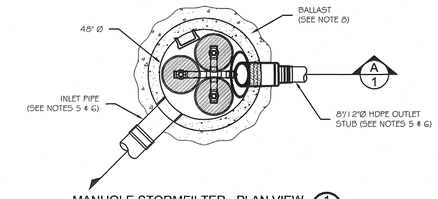
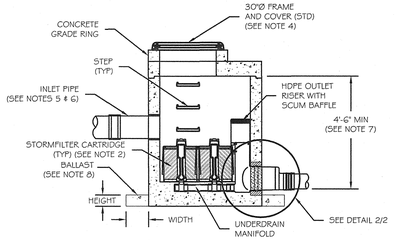


MANHOLE STORMFILTER - PLAN VIEW 1/1



MANHOLE STORMFILTER - SECTION VIEW A/1

THE STORMWATER MANAGEMENT StormFilter® U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639 No. 6,649,048, No. 5,624,576, AND OTHER U.S. AND FOREIGN PATENTS PENDING

CONTECH STORMWATER SOLUTIONS
contechstormwater.com

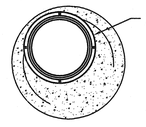
PRECAST 48" MANHOLE STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL

DRAWING 1 1/2

DATE: 09/26/05 | SCALE: NONE | FILE NAME: MHSF3-48PC-DTL | DRAWN: MJW | CHECKED: ARG

GENERAL NOTES

1) STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; ELKRIDGE, MD (866) 740-3318.
2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
3) PRECAST MANHOLE STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478. DETAIL REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT CONTECH STORMWATER SOLUTIONS. MINIMUM ANGLE BETWEEN INLET AND OUTLET IS 45°.
6) INLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST MANHOLE STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. EIGHT INCH DIAMETER OUTLET SECTION MAY BE SEPARATED FROM OUTLET STUB AT MOLDED-IN CUT LINE TO ACCOMMODATE A 12 INCH OUTLET PIPE. CONNECTION TO DOWNSTREAM PIPING TO BE MADE USING A FLEXIBLE COUPLING OR ECCENTRIC REDUCER, AS REQUIRED. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT CONTECH STORMWATER SOLUTIONS FOR OTHER OPTIONS.
8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET AROUND THE PERIMETER OF THE STRUCTURE.
9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



MANHOLE STORMFILTER - TOP VIEW 1/2

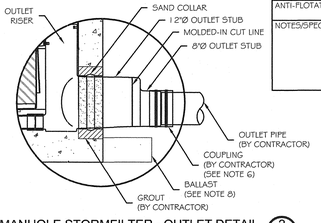
PRECAST MANHOLE STORMFILTER DATA

STRUCTURE ID				BLDG B
WATER QUALITY FLOW RATE (cfs)				.069
PEAK FLOW RATE (<1 cfs)				0.27
RETURN PERIOD OF PEAK FLOW (yrs)				10 YEAR
# OF CARTRIDGES REQUIRED				3
CARTRIDGE FLOW RATE (15 or 7.5 gpm)				15
MEDIA TYPE (CSF, PERLITE, ZPG)				PERLITE
RIM ELEVATION				139.00
PIPE DATA:	I.E.	ORIENTATION	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX	XX°	XXX	XX"
INLET PIPE #2	XXX.XX	XX°	XXX	XX"
OUTLET STUB	XXX.XX	0°	XXX	8"/12"

ECCENTRIC REDUCER (BY CONTRACTOR)	YES/NO	SIZE
	XXX	XX" x XX"
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	XX"	XX"

NOTES/SPECIAL REQUIREMENTS:

PIPE ORIENTATION KEY: 90° / 180° / 0° / 270°



MANHOLE STORMFILTER - OUTLET DETAIL 2/2

THE STORMWATER MANAGEMENT StormFilter® U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639 No. 6,649,048, No. 5,624,576, AND OTHER U.S. AND FOREIGN PATENTS PENDING

CONTECH STORMWATER SOLUTIONS
contechstormwater.com

PRECAST 48" MANHOLE STORMFILTER
TOP AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL

DRAWING 2 2/2

DATE: 09/26/05 | SCALE: NONE | FILE NAME: MHSF3-48PC-DTL | DRAWN: MJW | CHECKED: ARG

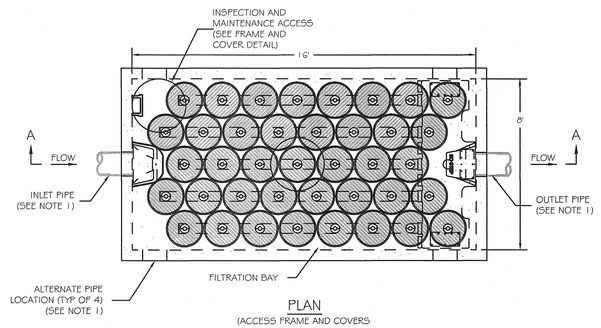
CONTECH STORMWATER SOLUTIONS

STORMFILTER DESIGN TABLE

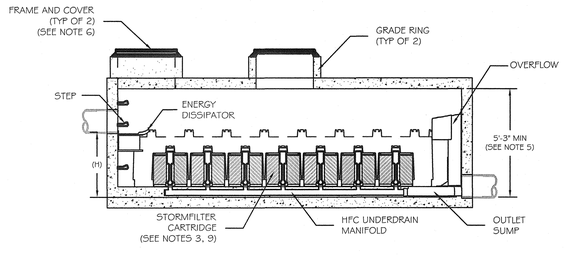
The Stormwater Management StormFilter®

- THE 8' x 16' STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED AND BY REGION SPECIFIC INTERNAL FLOW CONTROLS. CONVEYANCE CAPACITY IS RATED AT CFS. 1.8
- THE STANDARD CONFIGURATION IS SHOWN. ACTUAL CONFIGURATION OF THE SPECIFIED STRUCTURE(S) PER CIVIL ENGINEER WILL BE SHOWN ON SUBMITTAL DRAWING(S).
- ALL PARTS PROVIDED AND INTERNAL ASSEMBLY BY CONTECH STORMWATER SOLUTIONS UNLESS OTHERWISE NOTED.

CARTRIDGE HEIGHT	27"		18"		12"	
SYSTEM HYDRAULIC DROP(H - REQ'D. MIN.)	3.05'		2.3'		1.8'	
TREATMENT BY MEDIA SURFACE AREA	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5



PLAN
(ACCESS FRAME AND COVERS OMITTED FOR CLARITY)



SECTION A - A

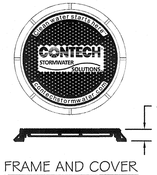
GENERAL NOTES

1. INLET AND OUTLET PIPING SHALL BE SPECIFIED BY SITE CIVIL ENGINEER (SEE PLANS) AND PROVIDED BY CONTRACTOR. STORMFILTER IS PROVIDED WITH OPENINGS AT INLET AND OUTLET LOCATIONS.
2. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CIVIL ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE PRODUCT, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. PLEASE CONTACT CONTECH STORMWATER SOLUTIONS FOR OPTIONS.
3. THE FILTER CARTRIDGE(S) ARE SIPHON-ACTUATED AND SELF-CLEANING. THE STANDARD DETAIL DRAWING SHOWS THE MAXIMUM NUMBER OF CARTRIDGES. THE ACTUAL NUMBER SHALL BE SPECIFIED BY THE SITE CIVIL ENGINEER ON SITE PLANS OR IN DATA TABLE BELOW. PRECAST STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858.
4. SEE STORMFILTER DESIGN TABLE FOR REQUIRED HYDRAULIC DROP. FOR SHALLOW, LOW DROP OR SPECIAL DESIGN CONSTRAINTS, CONTACT CONTECH STORMWATER SOLUTIONS FOR DESIGN OPTIONS.
5. ALL WATER QUALITY PRODUCTS REQUIRE PERIODIC MAINTENANCE AS OUTLINED IN THE O&M GUIDELINES. PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS.
6. STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES AND VARY REGIONALLY.
8. ANY BACKFILL DEPTH, SUB-BASE, AND OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY SITE CIVIL ENGINEER.
9. STANDARD CARTRIDGE HEIGHT IS 27" (SHOWN). CARTRIDGE HEIGHT AND ASSOCIATED DESIGN PARAMETERS PER STORMFILTER DESIGN TABLE.
10. STORMFILTER BY CONTECH STORMWATER SOLUTIONS: (800) 925-5240.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			BLDG D
WATER QUALITY FLOW RATE (cfs)			0.60
PEAK FLOW RATE (cfs)			1.0
RETURN PERIOD OF PEAK FLOW (yrs)			10
# OF CARTRIDGES REQUIRED			18
CARTRIDGE FLOW RATE			15 GPM
MEDIA TYPE (CSF, PERLITE, ZPG)			PERLITE
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
UPSTREAM RIM ELEVATION			*
CENTER RIM ELEVATION			*
DOWNSTREAM RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:
* PER SITE CIVIL ENGINEER



FRAME AND COVER
(DIAMETER VARIES. SEE SUBMITTAL DRAWINGS)

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THE STORMWATER MANAGEMENT STORMFILTER ®
8' x 16' STORMFILTER
STANDARD DETAIL

SEPT. 14, 2007 SF816-DS-DTL

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Client

Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED PROFESSIONAL ENGINEER
11,732
OREGON
JULY 16, 1982
TIMOTHY W. McGUIRE
EXP. DATE 12/31/14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

SHEET TITLE:
DETAILS

DRAWN BY: BTS

CHECKED BY: TWM

SHEET:
C8.4

JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014

2130324.00\CIVIL\324C8.4.DWG BTS 01/21/14 09:47 1:1

SW INDUSTRIAL PARK

118TH AND MUSLONY STREET
TUALATIN, OR 97062

Dynalectric
An EMCOR Company
5711 SW HOOD AVENUE
PORTLAND, OREGON
97239
TEL (503) 226-6771
FAX (503) 226-7818
ELECTRICAL CONTRACTORS
CCB# 66793

Revisions:

XXXXX
Dynalectric Job No:

1-13-2014
Date:

1/4" = 1'0"
Scale:

S.D.
Drawn By:

Rich Fry
Checked By:

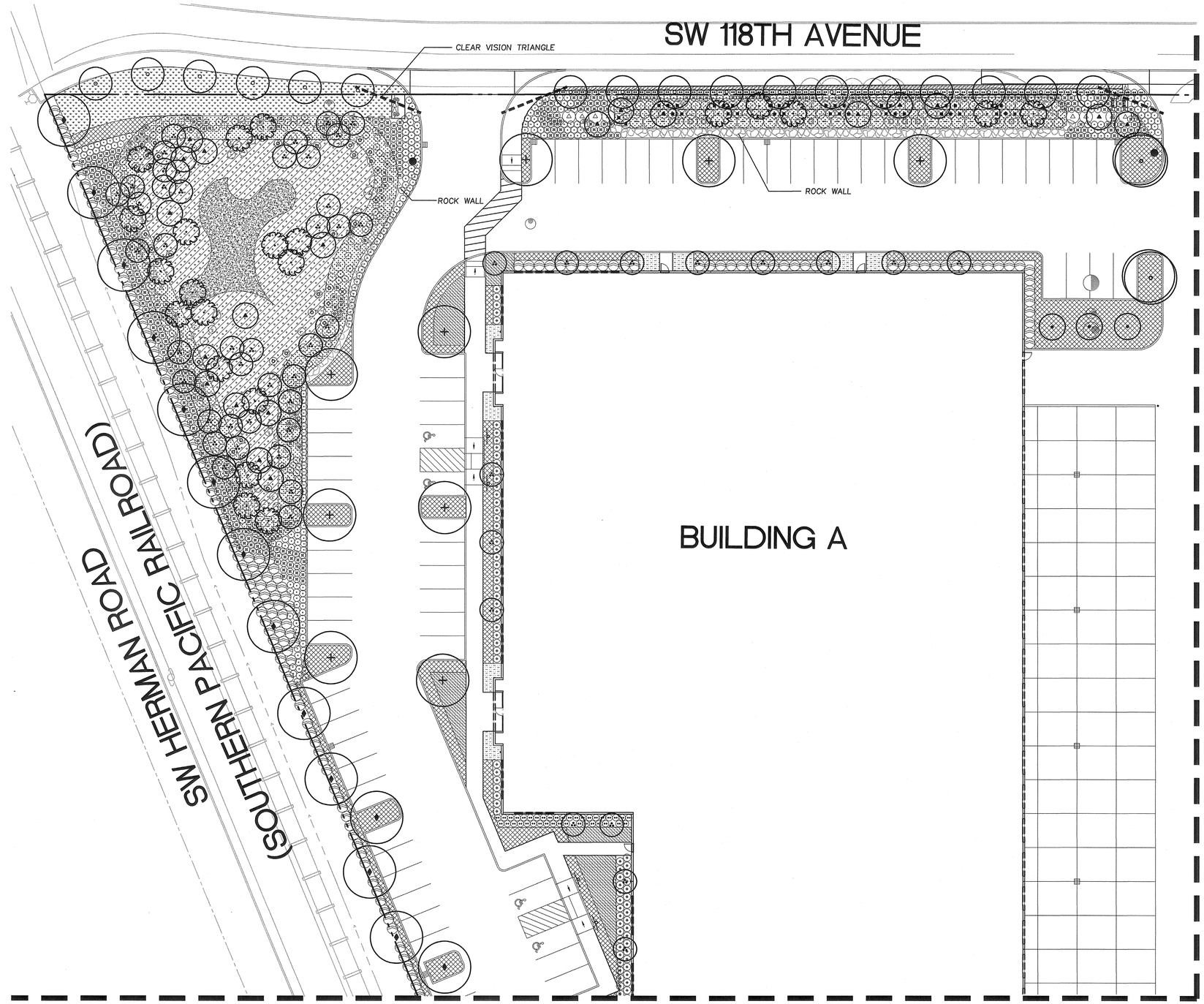
Drawing Title:

SITE PHOTOMETRIC

Drawing Number:

ES 0.01

NORTH



1 / L2.1 PLANTING PLAN

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

TREE DATA

TREE DATA EXCLUDES TREES IN STORMWATER PLANTING AREAS, STREET TREES, AND CONIFEROUS EVERGREENS.

SITE	# PKG SPACES	INTERIOR LANDSCAPING REQUIRED	INTERIOR LANDSCAPING PROVIDED	# DECIDUOUS TREES REQ'D	# DECIDUOUS TREES PROVIDED
A	94	25 S.F. x 94 = 2,350 S.F.	3,337 S.F.	24	68
B	73	25 S.F. x 73 = 1,825 S.F.	2,209 S.F.	19	37
C	107	25 S.F. x 107 = 2,675 S.F.	3,847 S.F.	27	64
D	133	25 S.F. x 133 = 3,325 S.F.	5,541 S.F.	32	98
TOTAL	407	25 S.F. x 407 = 10,175 S.F.	14,934 S.F.	104	267

GENERAL NOTES

1. ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
2. PROVIDE DESIGN BUILD IRRIGATION DRAWINGS IN ACCORDANCE WITH SPECIFICATIONS.
3. PROVIDE 3" OF BARK MULCH IN ALL PLANTING AREAS EXCEPT STORMWATER AREAS.
4. SEE SHEET L8.1 FOR IRRIGATION DETAILS AND SHEET L8.2 FOR PLANTING DETAILS.

PLANT MATERIAL SCHEDULE

SYMBOL	#	BOTANICAL NAME – COMMON NAME	SIZE/ SPACING
		TREES	
		ACER CIRCINATUM VINE MAPLE	6–8' HT. B&B, MULTI–TRUNK.
			4' HT. IN STORMWATER AREAS
			SPACE AS SHOWN
		CALOCEDRUS DECURRENS INCENSE CEDAR	8' MIN. B&B AS SHOWN
		CERCIDIPHYLLUM JAPONICUM KATSURA TREE	2" CAL. B&B AS SHOWN
		CERCIS CANADENSIS REDBUD	6–8' HT. B&B AS SHOWN
		FRAXINUS PENNSYLVANICA 'MARSHALL' MARSHALL ASH	2" CAL. B&B AS SHOWN
		GINKGO BILOBA 'THE PRESIDENT' PRESIDENTIAL GOLD GINKGO	2" CAL. B&B STRONG CENTRAL LEADER
			AS SHOWN
		PRUNUS EMARGINATA BITTER CHERRY	5' HT. AS SHOWN
		PRUNUS 'KWANZAN' KWANSAN JAPANESE FLOWERING CHERRY	2" CAL. B&B AS SHOWN
		RHAMNUS PURSHIANA CASCARA	5' HT. B&B AS SHOWN
		ZELKOVA SERRATA 'MUSASHINO' MUSASHINO ZELKOVA	2" CAL. B&B AS SHOWN
		SHRUBS	
		BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	2 GAL. CONT. 24" O.C.
		CORNUS SERICEA 'KELSEYI' DWARF REDTWIG DOGWOOD	2 GAL. CONT. 36" O.C.
		ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY	5 GAL. CONT. 36" O.C.
		NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	3 GAL. CONT. AS SHOWN
		PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	1 GAL. CONT. 30" O.C.
		SARCOCOCCA RUSCIFOLIA HIMALAYAN SWEETBOX	3 GAL. CONT. AS SHOWN
		THUJA OCCIDENTALIS 'BRANDON' BRANDON'S ARBORVITAE	4' HT. B&B AS SHOWN
		VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL. CONT. AS SHOWN
		VIBURNUM TINUS 'COMPACTUM' SPRING BOUQUET LAURUSTINUS	3 GAL. CONT. AS SHOWN
		GROUNDCOVER	
		COTONEASTER MICROPHYLLUS ROCKSPRAY COTONEASTER	1 GAL. CONT. 30" O.C.
		LAWN	SEED
		MAHONIA REPENS CREEPING OREGON GRAPE	1 GAL. CONT. 36" O.C.
		STORMWATER FACILITY PLANTING	
		ARCTOSTAPHYLOS UVA–URSI KINNIKINNICK	1 GAL. CONT. 24" O.C.
		CAREX OBNUPTA SLOUGH SEDGE	PLUGS 6" O.C.
		CORNUS SERICEA 'FLAVIRAMEA' YELLOWTWIG DOGWOOD	1 GAL. CONT. 2' HT. MIN. AS SHOWN
		FRAGARIA CHILOENSIS SAND STRAWBERRY	PLUGS 24" O.C.
		JUNCUS PATENS CALIFORNIA GREY RUSH	PLUGS 6" O.C.
		PHILADELPHUS LEWISII MOCK ORANGE	1 GAL. CONT. 2' HT. MIN. AS SHOWN
		PHYSOCARPUS CAPITATUS PACIFIC NINEBARK	1 GAL. CONT. 2' HT. MIN. AS SHOWN
		RIBES SANGUINEUM 'KING EDWARD VII' KING EDWARD VII FLOWERING CURRANT	3 GAL. CONT. 2' HT. MIN. AS SHOWN
		ROSA PISOCARPA CLUSTERED ROSE	1 GAL. CONT. 1.5' HT. MIN. AS SHOWN
		SPIRAEA DOUGLASII DOUGLAS SPIRAEA	1 GAL. CONT. 1.5' HT. MIN. AS SHOWN
		SYMPHORICARPOS ALBUS SNOWBERRY	3 GAL. CONT. 1.5' HT. MIN. AS SHOWN

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118th and Myslony St.
Tualatin, OR 97062

REGISTERED LANDSCAPE ARCHITECT
Steven P. Tuttle
OREGON
11/14/2008
11-20-14

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
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SHEET TITLE:
PLANTING PLAN

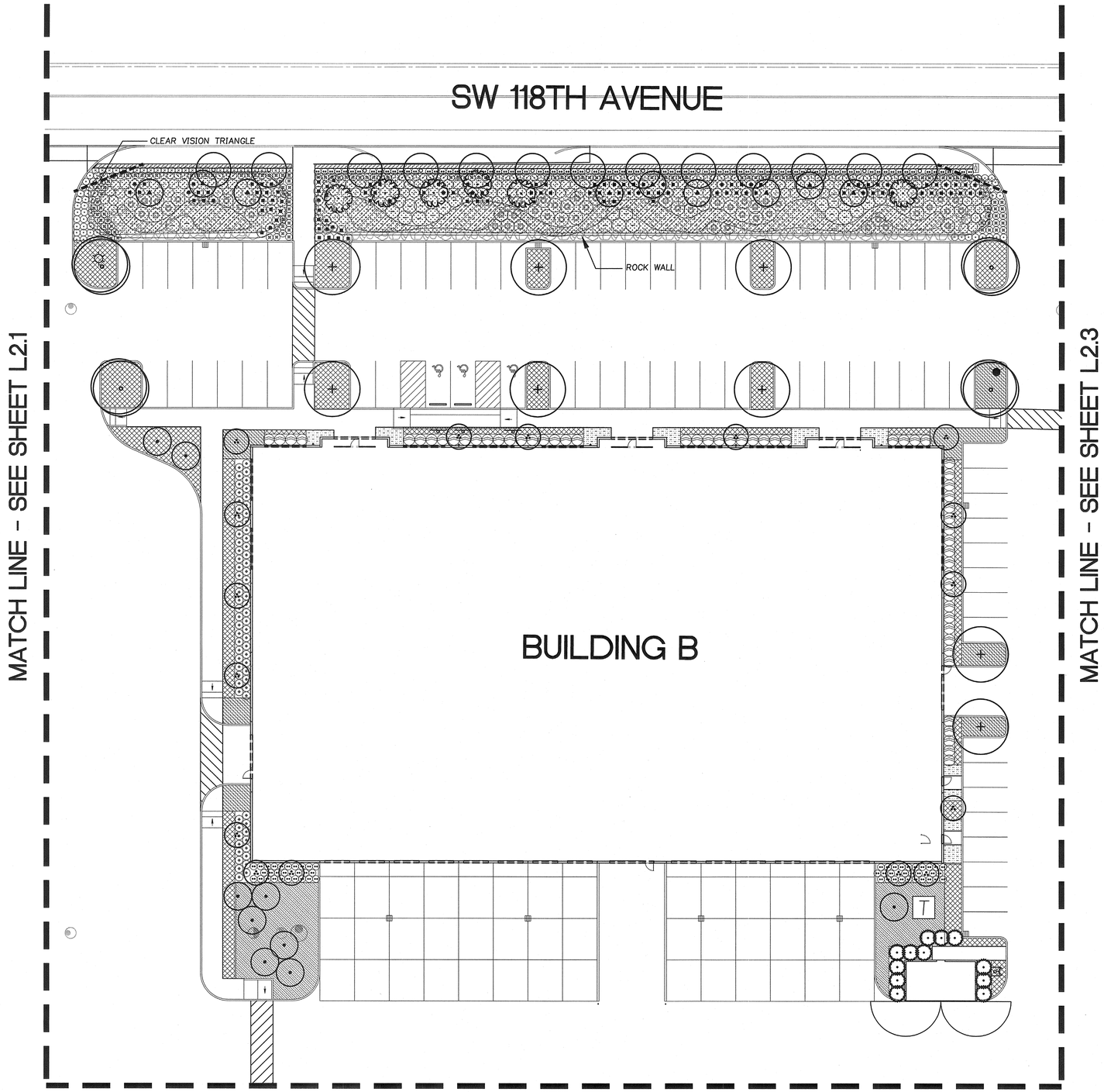
DRAWN BY: TSD

CHECKED BY: SPT

SHEET:
L2.1

JOB NO. 2130324.00

DESIGN REVIEW SET – JANUARY 21, 2014



1 L2.2 PLANTING PLAN

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTE

1. *SEE SHEET L2.1 FOR PLANT MATERIAL SCHEDULE, GENERAL NOTES AND SITE DATA.*

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REGISTERED LANDSCAPE ARCHITECT
681
Steven P. Tuttle
OREGON
11/14/2008
11-30-14

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DRAWN BY: TSD

CHECKED BY: SPT

SHEET:

L2.2

JOB NO. 2130324.00

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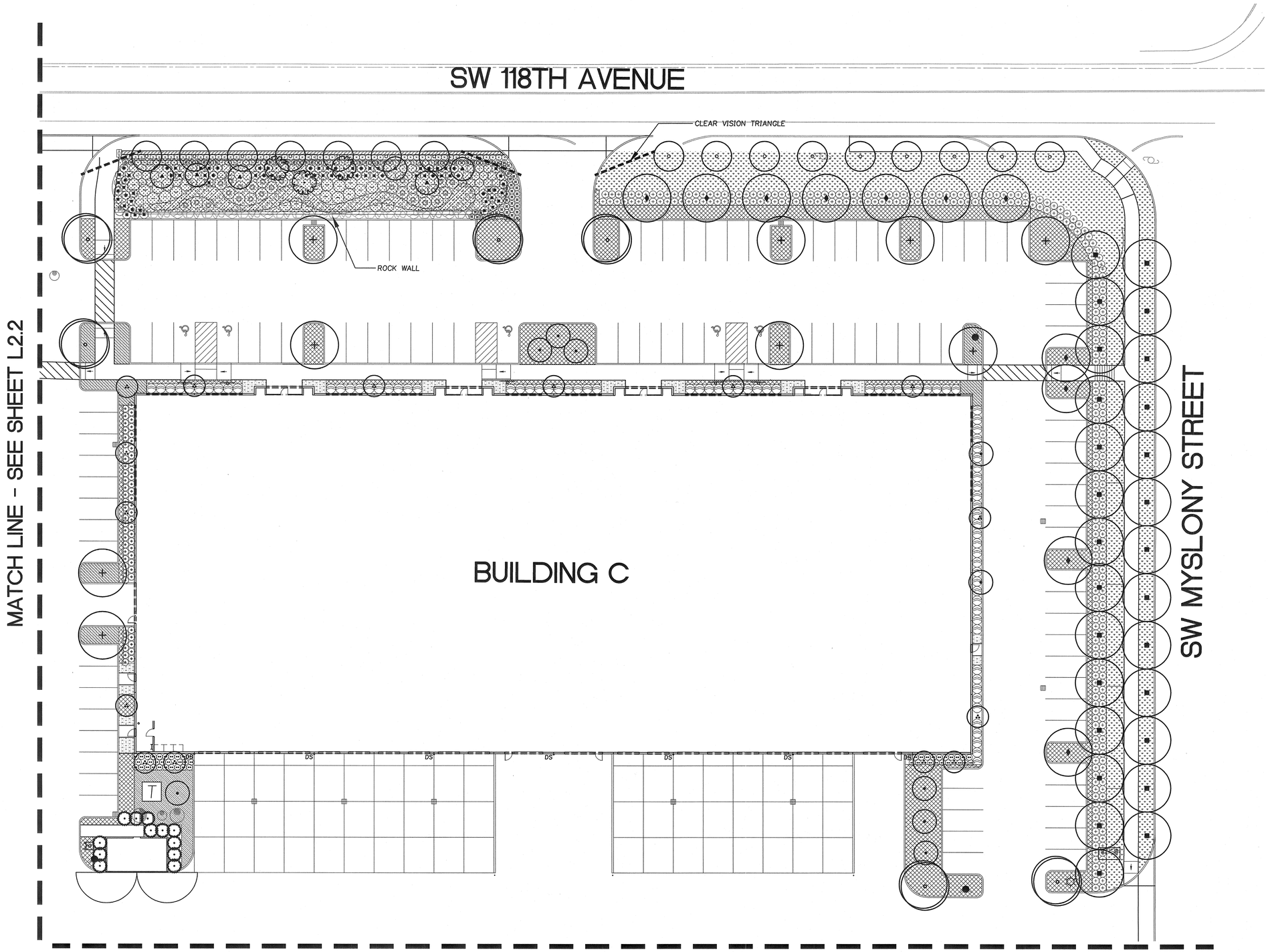

1 / L2.3 PLANTING PLAN

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTE

1. *SEE SHEET L2.1 FOR PLANT MATERIAL SCHEDULE, GENERAL NOTES AND SITE DATA.*

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REGISTERED 681 LANDSCAPE ARCHITECT
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OREGON
11/14/2008
11-30-14

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PLANTING PLAN

DRAWN BY: TSD

CHECKED BY: SPT

SHEET:

L2.3

JOB NO. 2130324.00

MATCH LINE - SEE SHEET L2.1

SW HERMAN ROAD

SOUTHERN PACIFIC RAILROAD)

BUILDING D

MATCH LINE - SEE SHEET L2.5

1 L2.4 PLANTING PLAN

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

NOTE

1. SEE SHEET L2.1 FOR PLANT MATERIAL SCHEDULE, GENERAL NOTES AND SITE DATA.

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OREGON
11/14/2008
LANDSCAPE ARCHITECT

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SHEET TITLE:
PLANTING PLAN

DRAWN BY: TSD

CHECKED BY: SPT

SHEET:
L2.4

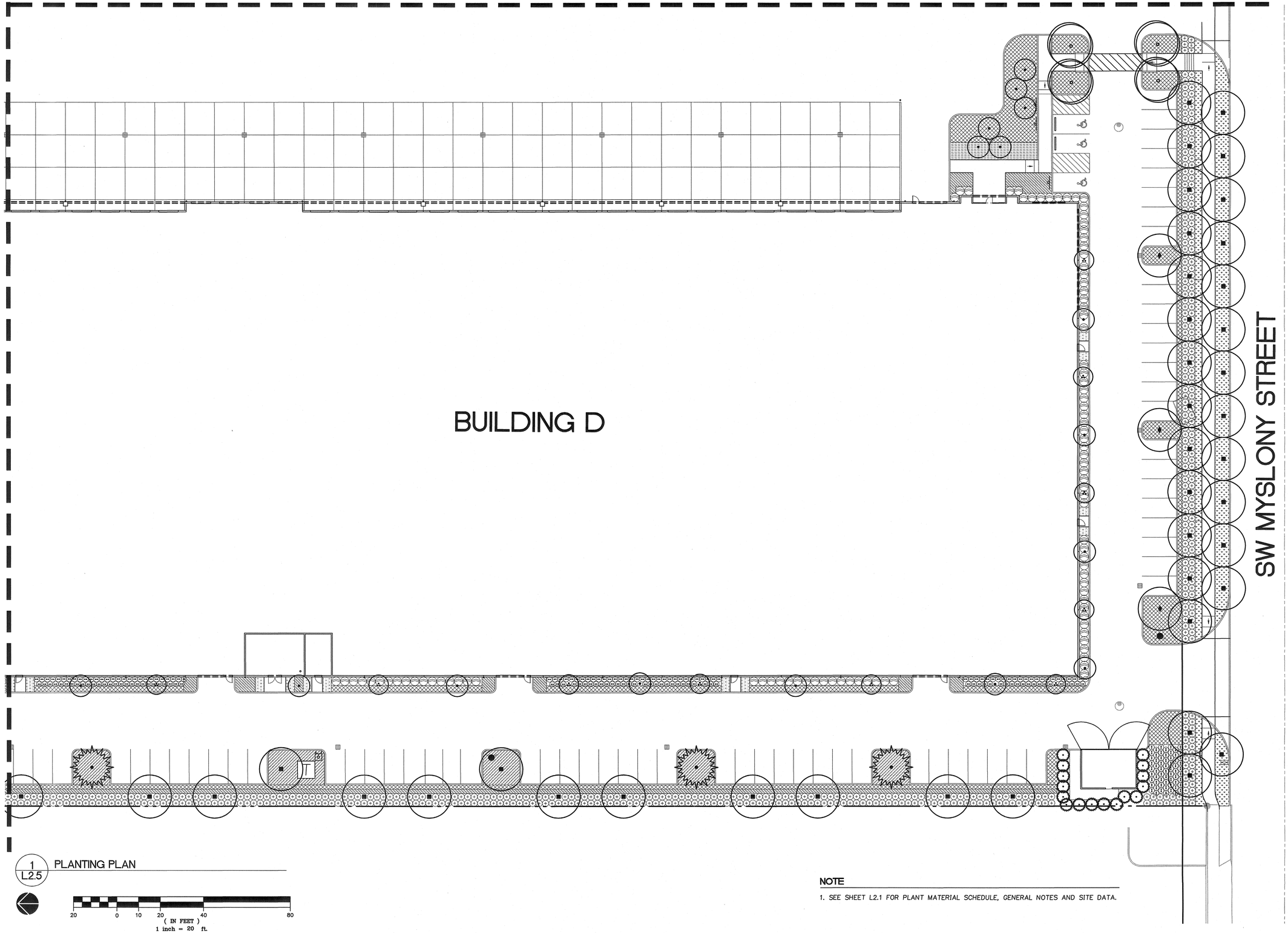
JOB NO. 2130324.00

MATCH LINE - SEE SHEET L2.3

MATCH LINE - SEE SHEET L2.4

BUILDING D

SW MYSLONY STREET



1 L2.5 PLANTING PLAN

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTE

1. SEE SHEET L2.1 FOR PLANT MATERIAL SCHEDULE, GENERAL NOTES AND SITE DATA.

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REVISIONS:

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SHEET TITLE:
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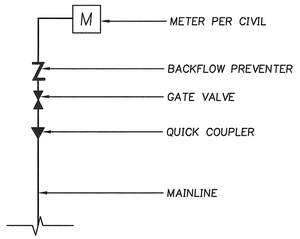
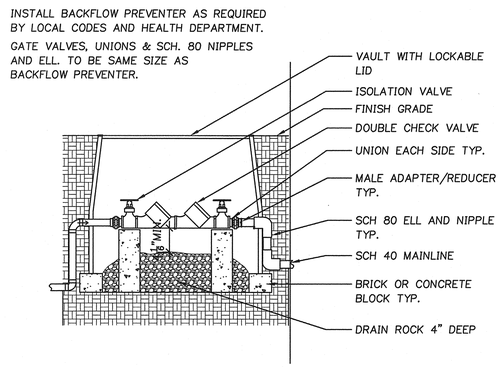
DRAWN BY: TSD

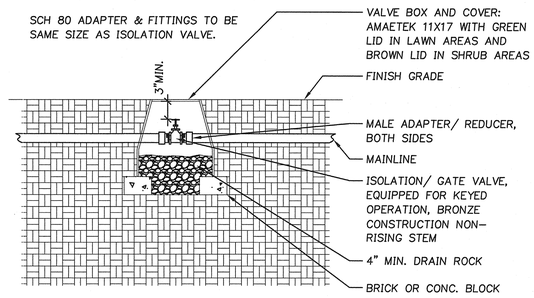
CHECKED BY: SPT

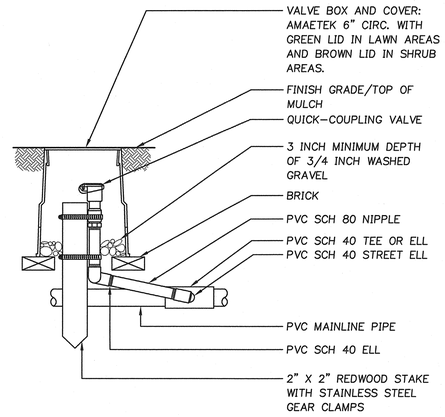
SHEET:
L2.5

JOB NO. 2130324.00



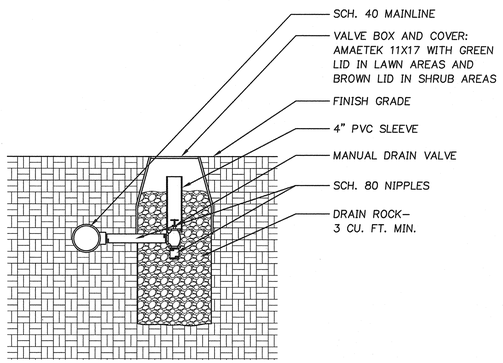






1 L8.1 POINT OF CONNECTION

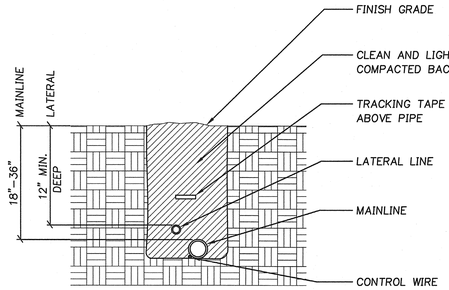
SCALE: NTS



2 L8.1 BACKFLOW PREVENTER

BELOW GRADE

SCALE: NTS



3 L8.1 ISOLATION/GATE VALVE

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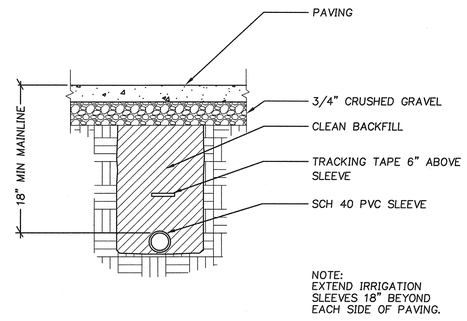
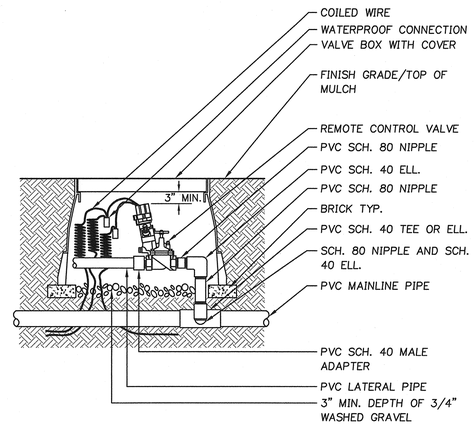


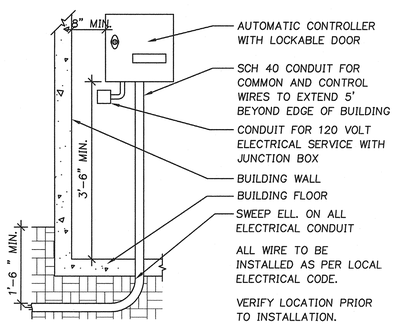
4 L8.1 QUICK COUPLING VALVE

SCALE: NTS



5 L8.1 MANUAL DRAIN VALVE

SCALE: NTS



9 L8.1 WALL MOUNT CONTROLLER

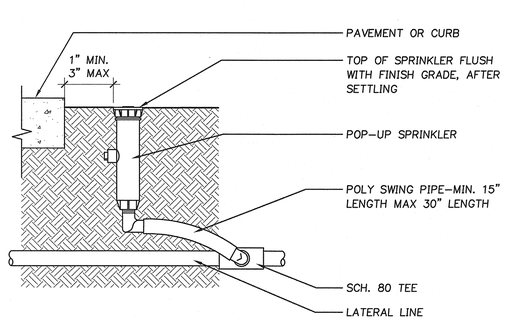
INTERIOR

SCALE: NTS

6 L8.1 IRRIGATION TRENCH

SCALE: NTS

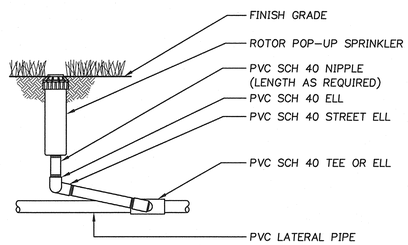
10 L8.1 SPRAY POP-UP SPRINKLER



NTS

7 L8.1 IRRIGATION SLEEVES AT PAVING

SCALE: NTS



11 L8.1 ROTOR POP-UP SPRINKLER

SCALE: NTS

8 L8.1 ELECTRIC REMOTE CONTROL VALVE

SCALE: NTS

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SHEET TITLE:
IRRIGATION DETAILS

DRAWN BY: TEB

CHECKED BY: RAH

SHEET:

L8.1

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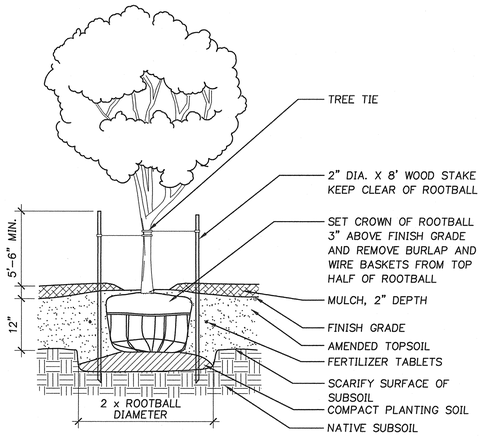
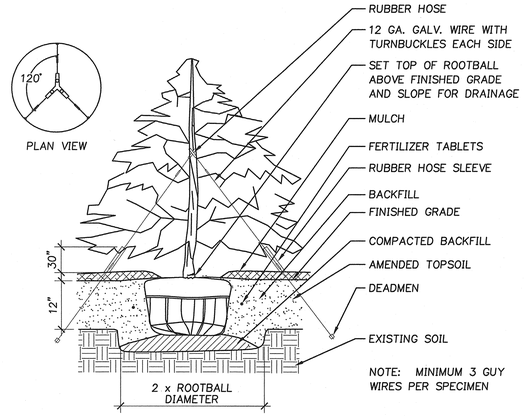


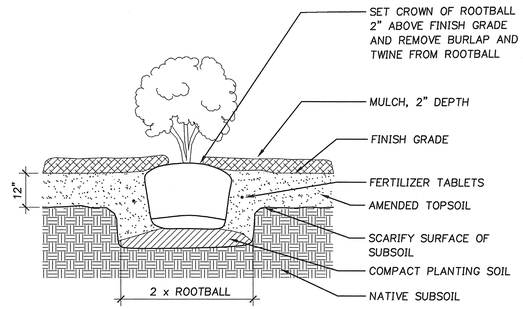
1 L8.2 **TREE PLANTING - DOUBLE STAKE**

SCALE: NTS



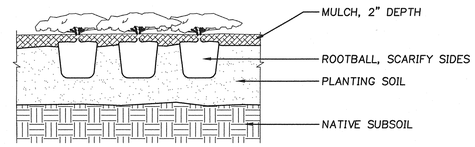
2 L8.2 **EVERGREEN TREE PLANTING** WITH GUY WIRES

SCALE: NTS



3 L8.2 **CONTAINER/B+B SHRUB PLANTING**

SCALE: NTS



4 L8.2 **GROUNDCOVER PLANTING**

SCALE: NTS

5 L8.2 **SHRUB/GROUNDCOVER SPACING**

SCALE: NTS

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SHEET:

L8.2

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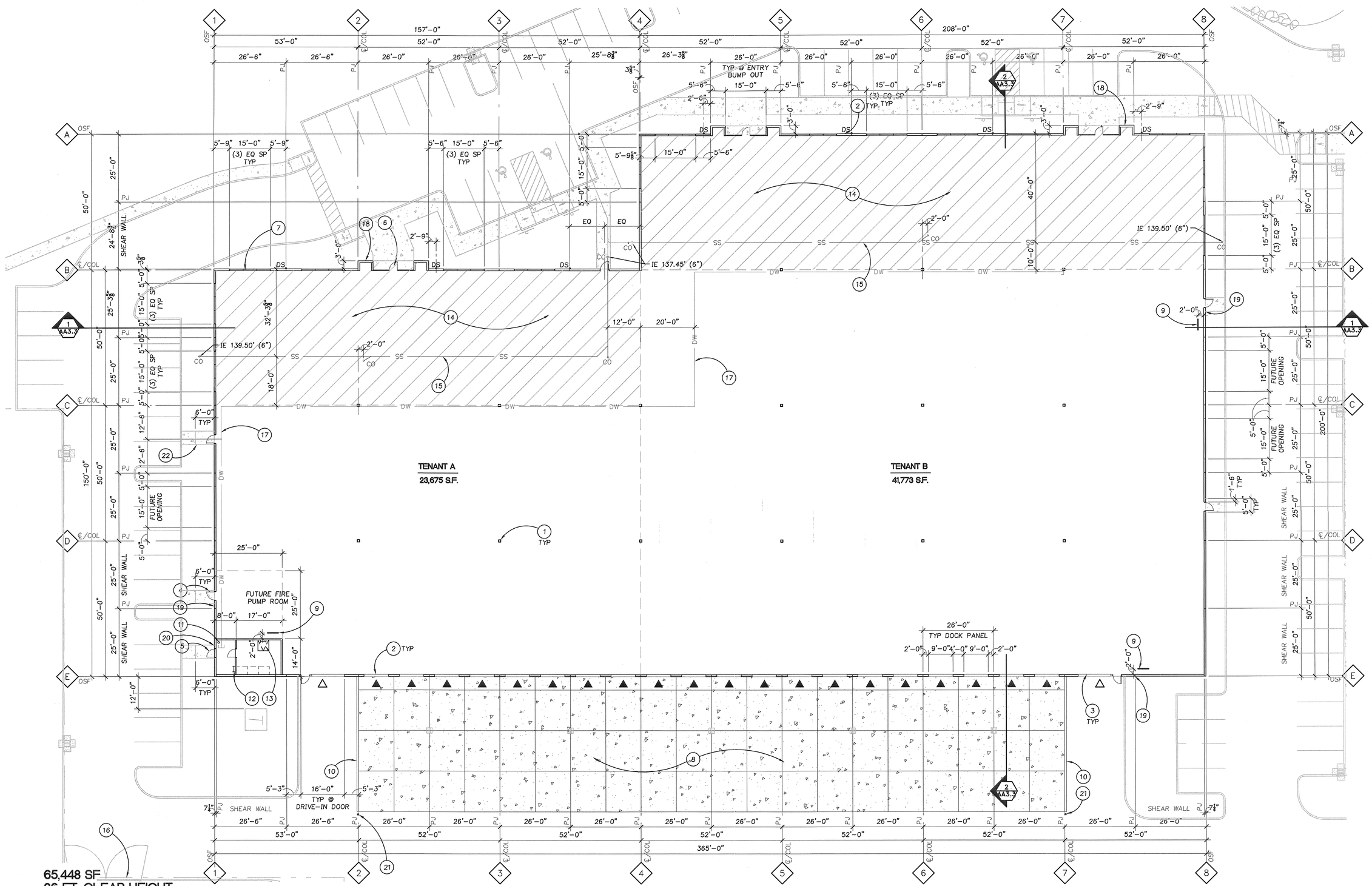

65,448 SF
26 FT. CLEAR HEIGHT
FULLY SPRINKLERED

BUILDING A FLOOR PLAN
1/16"=1'-0"

LEGEND

○	KEYNOTE	O.S.F.	OUTSIDE FACE
◇	GRIDLINE	▼	DOCK-HIGH O.H. DOOR
PJ	PANEL JOINT	▽	DRIVE-IN O.H. DOOR
℄ COL	CENTERLINE OF COLUMN	○DS	DOWN SPOUT

GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
B. SEE STRUCTURAL PANEL ELEVATIONS FOR PANEL THICKNESS.
C. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
D. OPENING DIMENSIONS ARE ROUGH OPENING UNLESS OTHERWISE NOTED.

KEYNOTES

1. HSS COLUMN, SEE STRUCTURAL
2. 9'-0" x 10'-0" O.H. INSULATED HIGH-LIFT DOCK DOOR
3. 12'-0" x 14'-0" O.H. INSULATED DRIVE-IN DOOR WITH 3'-0" x 7'-0" PERSONNEL DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE
4. 3'-0" X 7'-0" INSULATED HM PERSONNEL DOOR
5. 3'-0" x 8'-0" HM PERSONNEL DOOR AT ELECTRICAL ROOM
6. STOREFRONT ENTRY SYSTEM
7. STOREFRONT WINDOW SYSTEM
8. 6" CONCRETE TRUCK APRON
9. BICYCLE RACK WITH 5 PARKING SPACES, SEE DETAIL 9/A8.2
10. CONCRETE DOCK RETAINING WALL, SEE DETAIL 6/A8.2
11. FIRE SPRINKLER RISER LOCATIONS
12. ROOF ACCESS LADDER TO MEZZANINE, SEE DETAIL _____
13. ROOF ACCESS LADDER (ON MEZZANINE OVER ELECTRICAL ROOM), SEE DETAIL _____
14. VAPOR BARRIER AT FUTURE OFFICE LOCATIONS
15. 4" SANITARY SEWER LINE, SEE CIVIL
16. TRASH ENCLOSURE, SEE DETAIL 1/A8.6
17. 2" INSULATED DOMESTIC WATER LINE ABOVE, ALIGN WITH SANITARY SEWER
18. PROVIDE BIKE PARKING SIGNAGE ADJACENT TO MAIN ENTRANCE PER SIGN D4-3 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MOUNT AT 4'-0" A.F.F.
19. PROVIDE BIKE PARKING SIGNAGE ADJACENT TO BIKE PARKING PER SIGN M1-8 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MOUNT AT 4'-0" A.F.F.
20. PROVIDE KNOX BOX, VERIFY LOCATION WITH
21. BOLLARD, SEE DETAIL _____
22. STEP, SEE CIVIL

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Client

Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED ARCHITECT
2992
ROBERT C. THOMPSON
PORTLAND, OREGON
STATE OF OREGON

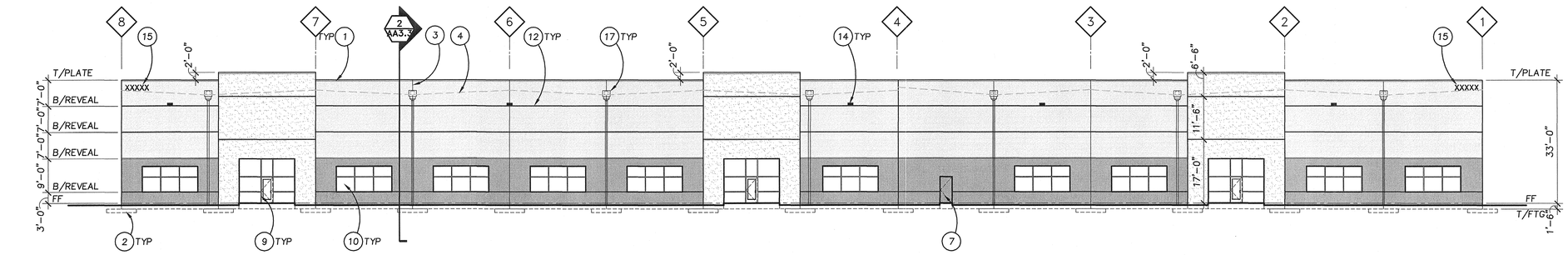
REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

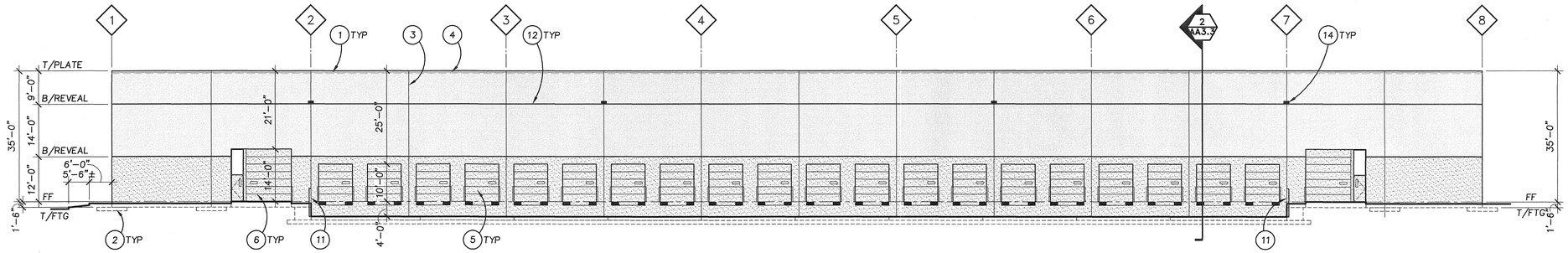
SHEET TITLE:
BUILDING A FLOOR PLAN

DRAWN BY: SLS
CHECKED BY: AMO / RCT
SHEET:
AA2.1

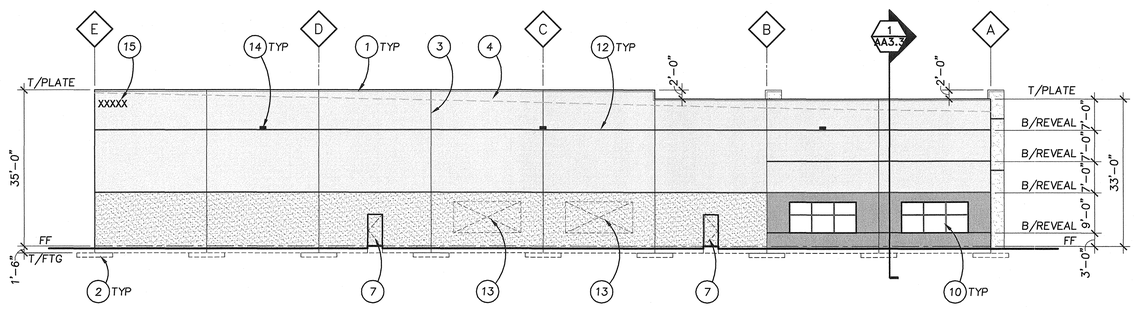
JOB NO. 2130324.00



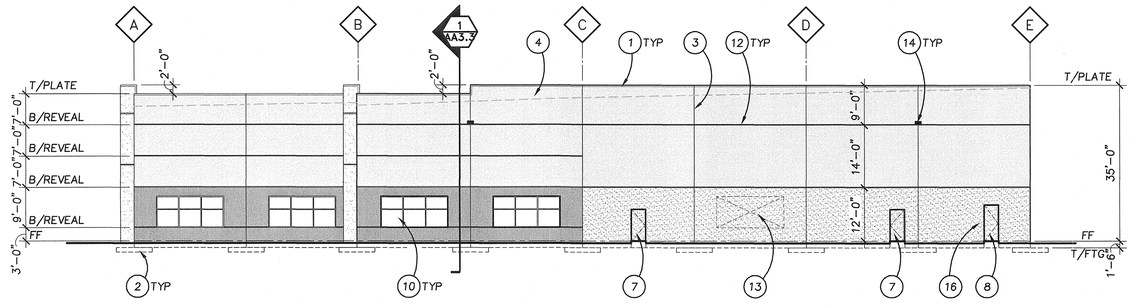
1 AA3.1 **NORTH ELEVATION**
1/16"=1'-0"



2 AA3.1 **SOUTH ELEVATION**
1/16"=1'-0"



3 AA3.1 **EAST ELEVATION**
1/16"=1'-0"



4 AA3.1 **WEST ELEVATION**
1/16"=1'-0"

GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OFWORK

KEYNOTES

1. FLASHING
2. FOOTING PER STRUCTURAL
3. PANEL JOINT
4. LINE OF ROOF BEYOND
5. 9'x10' O.H. INSULATED HIGH LIFT DOCK DOOR
6. 12'x14' O.H. INSULATED DRIVE-IN DOOR WITH 3'x'7' HM INSULATED MAN DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE
7. 3'x7' INSULATED HM PERSONNEL DOOR
8. 3'x8' INSULATED HM PERSONELL DOOR AT ELECTRICAL RM
9. STOREFRONT ENTRY SYSTEM
10. STOREFRONT WINDOW
11. CONCRETE DOCK RETAINING WALL, SEE _____
12. REVEAL, SEE _____
13. FUTURE 15'x7' OPENING. PROVIDE REVEAL AROUND OPENING, SEE _____
14. WALL PACK LIGHT
15. PROVIDE 18" HIGH BUILDING ADDRESS NUMBERS – COORDINATE WITH OWNER
16. PROVIDE KNOX BOX AT FIRE RISER ROOM, COORDINATE LOCATION WITH FIRE MARSHALL PRIOR TO INSTALLATION.
17. SCUPPER AND 6" DOWNSPOUT, SEE DETAIL _____

PAINT SCHEDULE

P-1: COLOR TBD

P-2: COLOR TBD

P-3: COLOR TBD

P-4: COLOR TBD

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REGISTERED ARCHITECT
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ROBERT C. THOMPSON
PORTLAND, OREGON
STATE OF OREGON

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

SHEET TITLE:

BUILDING A ELEVATIONS

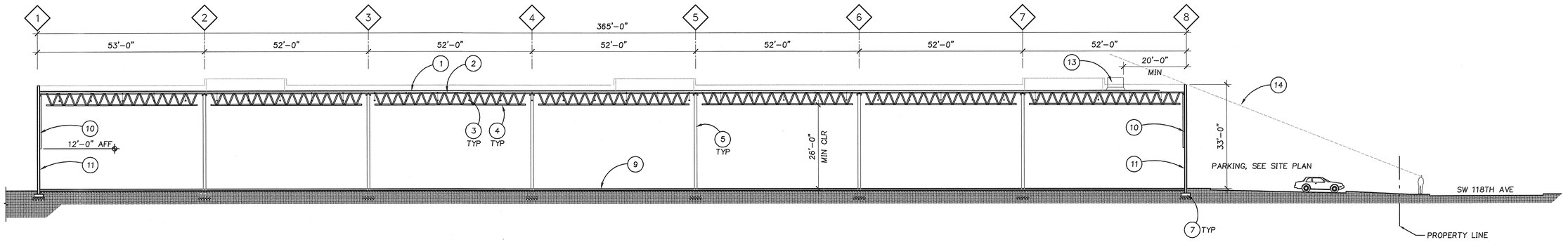
DRAWN BY: SLS

CHECKED BY: AMO / RCT

SHEET:

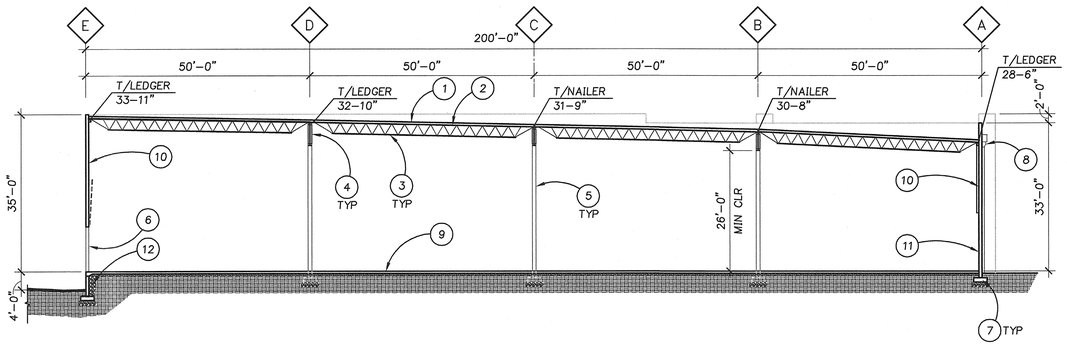
AA3.1

JOB NO. 2130324.00



1 AA3.3 BUILDING A - EAST/WEST SECTION

1/16"=1'–0"



2 AA3.3 BUILDING A - NORTH/SOUTH SECTION

1/16"=1'–0"

LEGEND

KEYNOTE

GRIDLINE

KEYNOTES

1. BUILT–UP ROOFING OVER ½" PROTECTION BOARD OVER R–21 RIGID INSULATION
2. WOOD ROOF SHEATHING, SEE STRUCTURAL.
3. OPEN WEB STEEL JOISTS AT 10'–0" O.C. SEE STRUCTURAL.
4. OPEN WEB STEEL GIRDER. SEE STRUCTURAL.
5. H.S.S. COLUMN, SEE STRUCTURAL.
6. 9'–0"x 10'–0" OH HIGH LIFT INSULATED DOCK DOOR.
7. FOOTING, SEE STRUCTURAL.
8. SCUPPER AND DOWNSPOUT, SEE DETAIL _____
9. 6" CONCRETE SLAB ON GRADE OVER 6" CRUSHED ROCK BASE.
10. STICK PIN R–11 BATT INSULATION WITH WHITE VINYL VAPOR BARRIER. INSTALL FROM BOTTOM OF ROOF DECK TO 12'–0" AFF, TYPICAL.
11. UNPAINTED, EXPOSED CONCRETE WALL (BELOW STICK PIN INSULATION).
12. COMPACTED GRANULAR BACK FILL, SEE GEOTECH REPORT
13. FUTURE HVAC UNIT TO BE INSTALLED WITH TENANT IMPROVEMENTS
14. PARAPET PROVIDES SCREEN FOR FUTURE HVAC UNITS

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ROBERT C. THOMPSON
PORTLAND, OREGON
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REVISIONS:

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1		IN PROGRESS

SHEET TITLE:

BUILDING A SECTIONS

DRAWN BY: SLS

CHECKED BY: AMO / RCT

SHEET:

AA3.3

JOB NO. 2130324.00

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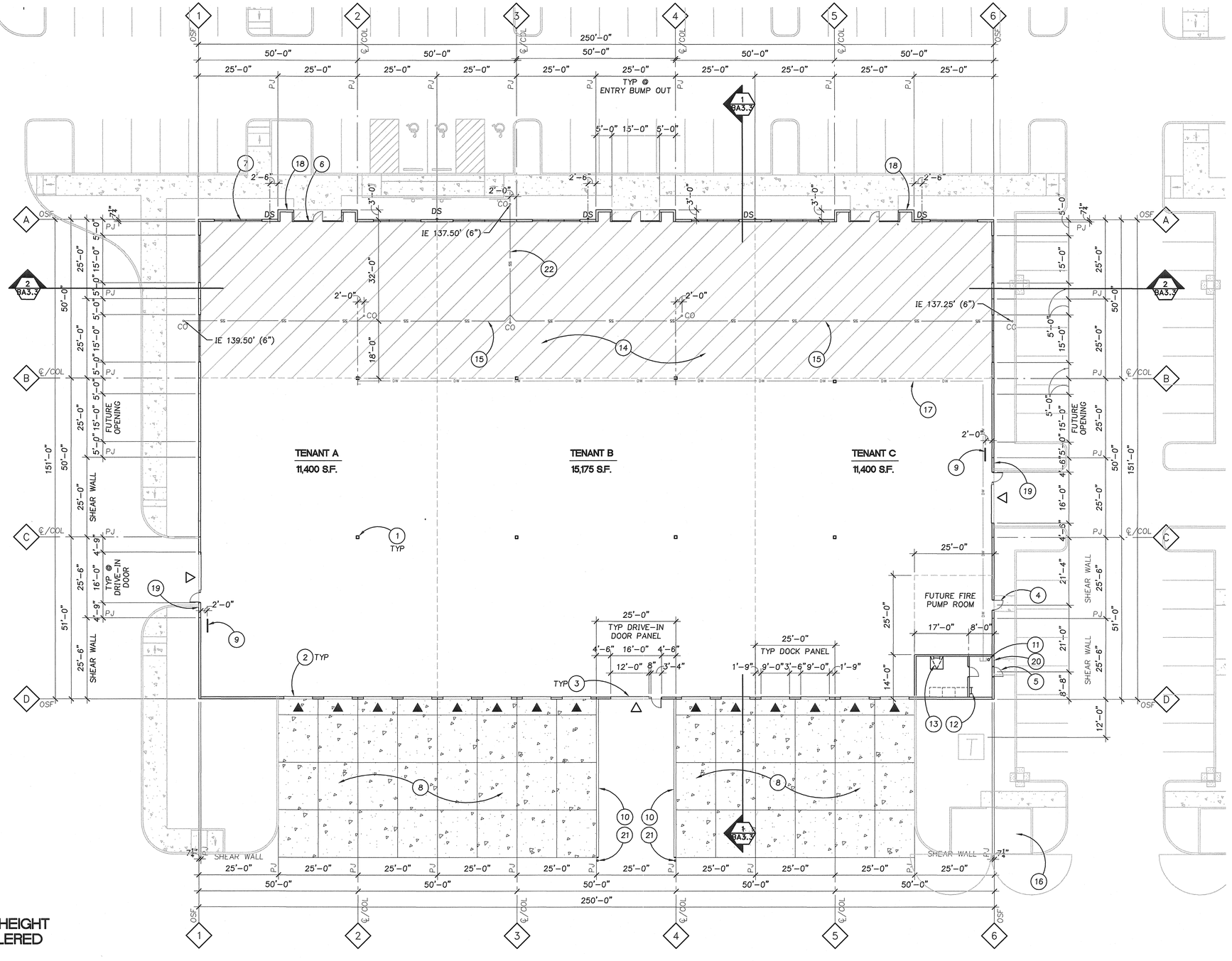

37,975 SF
24 FT. CLEAR HEIGHT
FULLY SPRINKLERED

BUILDING B FLOOR PLAN

1/16"=1'-0"

LEGEND

○	KEYNOTE
◇	GRIDLINE
PJ	PANEL JOINT
℄ COL	CENTERLINE OF COLUMN
O.S.F.	OUTSIDE FACE
▼	DOCK-HIGH O.H. DOOR
▽	DRIVE-IN O.H. DOOR
○DS	DOWN SPOUT

GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
B. SEE STRUCTURAL PANEL ELEVATIONS FOR PANEL THICKNESS.
C. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
D. OPENING DIMENSIONS ARE ROUGH OPENING UNLESS OTHERWISE NOTED.

KEYNOTES

1. HSS COLUMN, SEE STRUCTURAL
2. 9'-0" x 10'-0" O.H. INSULATED HIGH-LIFT DOCK DOOR
3. 12'-0" x 14'-0" O.H. INSULATED DRIVE-IN DOOR WITH 3'-0" x 7'-0" PERSONNEL DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE
4. 3'-0" X 7'-0" INSULATED HM PERSONNEL DOOR
5. 3'-0" x 8'-0" HM PERSONNEL DOOR AT ELECTRICAL ROOM
6. STOREFRONT ENTRY SYSTEM
7. STOREFRONT WINDOW SYSTEM
8. 6" CONCRETE TRUCK APRON
9. BICYCLE RACK WITH 5 PARKING SPACES, SEE DETAIL 9/A8.2
10. CONCRETE DOCK RETAINING WALL, SEE DETAIL 6/A8.2
11. FIRE SPRINKLER RISER LOCATIONS
12. ROOF ACCESS LADDER TO MEZZANINE, SEE DETAIL ____
13. ROOF ACCESS LADDER (ON MEZZANINE OVER ELECTRICAL ROOM), SEE DETAIL ____
14. VAPOR BARRIER AT FUTURE OFFICE LOCATIONS
15. 4" SANITARY SEWER LINE, SEE CIVIL
16. TRASH ENCLOSURE, SEE DETAIL 1/A8.6
17. 2" INSULATED DOMESTIC WATER LINE ABOVE, ALIGN WITH SANITARY SEWER
18. PROVIDE BIKE PARKING SIGNAGE ADJACENT TO MAIN ENTRANCE PER SIGN D4-3 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MOUNT AT 4'-0" A.F.F.
19. PROVIDE BIKE PARKING SIGNAGE ADJACENT TO BIKE PARKING PER SIGN M1-8 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MOUNT AT 4'-0" A.F.F.
20. PROVIDE KNOX BOX, VERIFY LOCATION WITH
21. BOLLARD, SEE DETAIL ____
22. 6" SANITARY SEWER LINE, SEE CIVIL

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REGISTERED ARCHITECT
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ROBERT C. THOMPSON
PORTLAND, OREGON
STATE OF OREGON

REVISIONS:

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SHEET TITLE:

BUILDING B
FLOOR PLAN

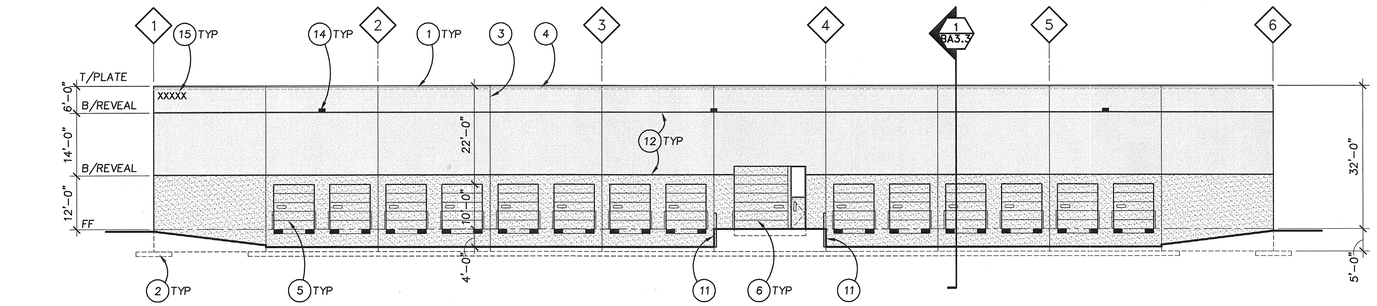
DRAWN BY: SLS

CHECKED BY: AMO / RCT

SHEET:

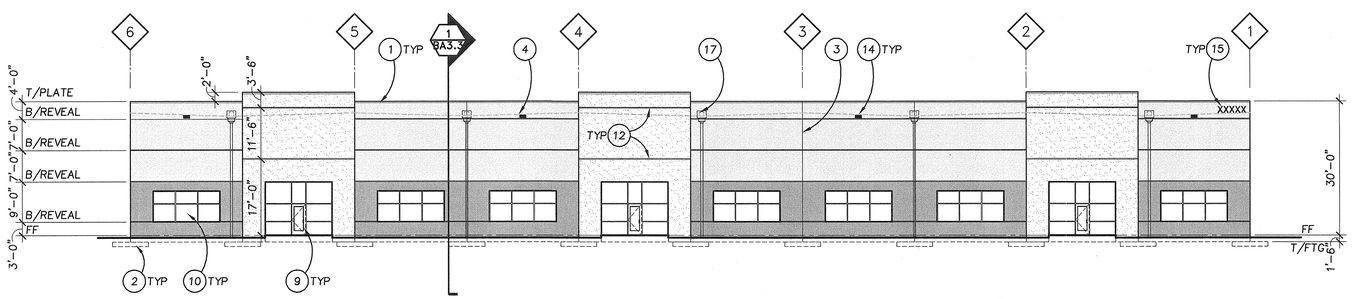
BA2.1

JOB NO. 2130324.00



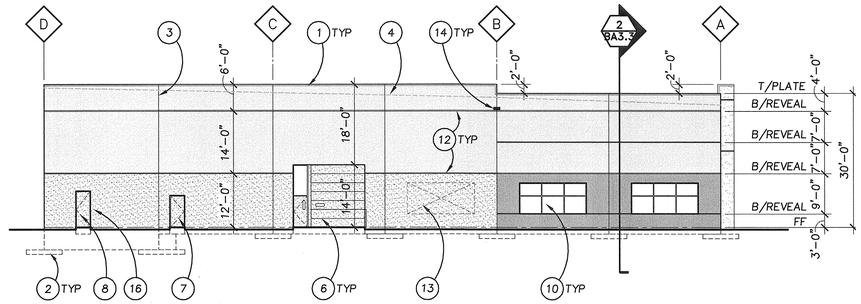
1 BA3.1 WEST ELEVATION

1/16"=1'-0"



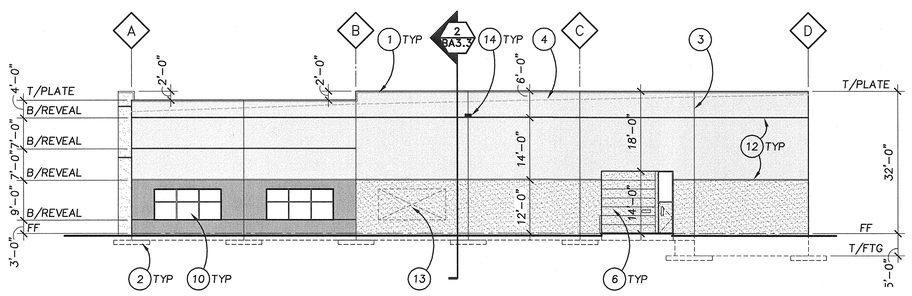
2 BA3.1 EAST ELEVATION

1/16"=1'-0"



3 BA3.1 SOUTH ELEVATION

1/16"=1'-0"



4 BA3.1 NORTH ELEVATION

1/16"=1'-0"

GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OFWORK

KEYNOTES

1. FLASHING
2. FOOTING PER STRUCTURAL
3. PANEL JOINT
4. LINE OF ROOF BEYOND
5. 9'x10' O.H. INSULATED HIGH LIFT DOCK DOOR
6. 12'x14' O.H. INSULATED DRIVE-IN DOOR WITH 3'x7' HM INSULATED MAN DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE
7. 3'x7' INSULATED HM PERSONNEL DOOR
8. 3'x8' INSULATED HM PERSONELL DOOR AT ELECTRICAL RM
9. STOREFRONT ENTRY SYSTEM
10. STOREFRONT WINDOW
11. CONCRETE DOCK RETAINING WALL, SEE _____
12. REVEAL, SEE _____
13. FUTURE 15'x7' OPENING. PROVIDE REVEAL AROUND OPENING, SEE _____
14. WALL PACK LIGHT
15. PROVIDE 18" HIGH BUILDING ADDRESS NUMBERS - COORDINATE WITH OWNER
16. PROVIDE KNOX BOX AT FIRE RISER ROOM, COORDINATE LOCATION WITH FIRE MARSHALL PRIOR TO INSTALLATION.
17. SCUPPER AND 6" DOWNSPOUT, SEE DETAIL _____

PAINT SCHEDULE

P-1: COLOR TBD

P-2: COLOR TBD

P-3: COLOR TBD

P-4: COLOR TBD

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PORTLAND, OREGON
STATE OF OREGON

REVISIONS:

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SHEET TITLE:

BUILDING B ELEVATIONS

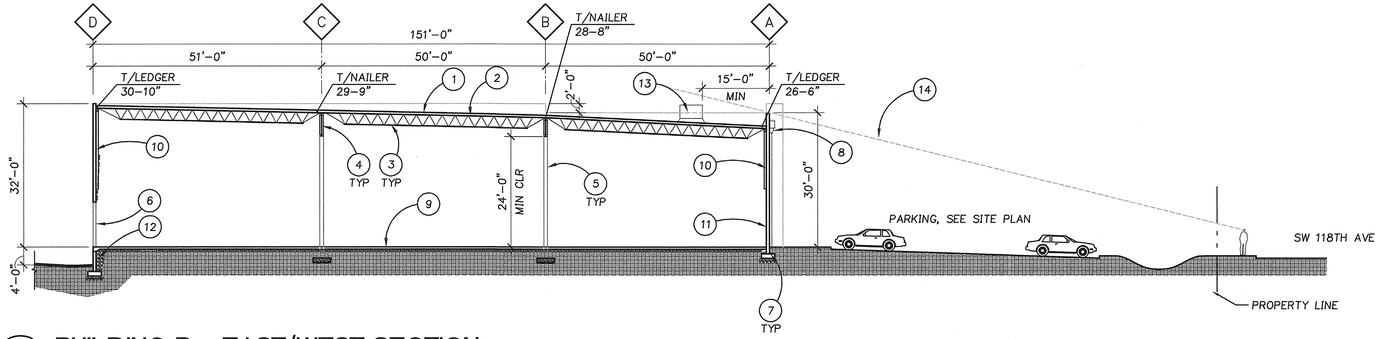
DRAWN BY: SLS

CHECKED BY: AMO / RCT

SHEET:

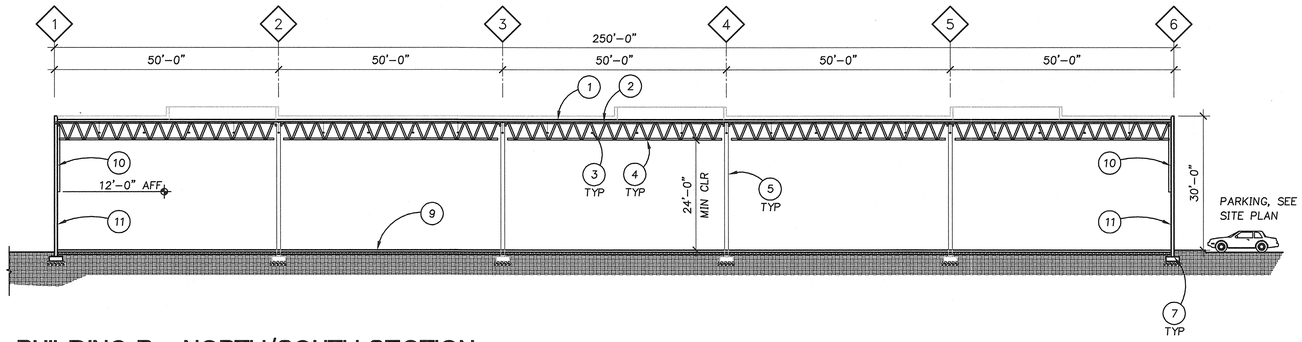
BA3.1

JOB NO. 2130324.00



1 BA3.3 BUILDING B - EAST/WEST SECTION

1/16"=1'-0"



2 BA3.3 BUILDING B - NORTH/SOUTH SECTION

1/16"=1'-0"

LEGEND

KEYNOTE

GRIDLINE

KEYNOTES

1. BUILT-UP ROOFING OVER ½" PROTECTION BOARD OVER R-21 RIGID INSULATION
2. WOOD ROOF SHEATHING, SEE STRUCTURAL.
3. OPEN WEB STEEL JOISTS AT 10'-0" O.C. SEE STRUCTURAL.
4. OPEN WEB STEEL GIRDER. SEE STRUCTURAL.
5. H.S.S. COLUMN, SEE STRUCTURAL.
6. 9'-0"x 10'-0" OH HIGH LIFT INSULATED DOCK DOOR.
7. FOOTING, SEE STRUCTURAL.
8. SCUPPER AND DOWNSPOUT, SEE DETAIL _____
9. 6" CONCRETE SLAB ON GRADE OVER 6" CRUSHED ROCK BASE.
10. STICK PIN R-11 BATT INSULATION WITH WHITE VINYL VAPOR BARRIER. INSTALL FROM BOTTOM OF ROOF DECK TO 12'-0" AFF, TYPICAL.
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SHEET TITLE:

BUILDING B SECTIONS

DRAWN BY: SLS

CHECKED BY: AMO / RCT

SHEET:

BA3.3

JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014

53,150 SF
24 FT. CLEAR HEIGHT
FULLY SPRINKLERED

BUILDING C FLOOR PLAN

1/16"=1'-0"

LEGEND

○	KEYNOTE
◇	GRIDLINE
PJ	PANEL JOINT
℄ COL	CENTERLINE OF COLUMN
O.S.F.	OUTSIDE FACE
▼	DOCK–HIGH O.H. DOOR
▽	DRIVE–IN O.H. DOOR
oDS	DOWN SPOUT

GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
B. SEE STRUCTURAL PANEL ELEVATIONS FOR PANEL THICKNESS.
C. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
D. OPENING DIMENSIONS ARE ROUGH OPENING UNLESS OTHERWISE NOTED.

KEYNOTES

1. HSS COLUMN, SEE STRUCTURAL
2. 9'–0" x 10'–0" O.H. INSULATED HIGH–LIFT DOCK DOOR
3. 12'–0" x 14'–0" O.H. INSULATED DRIVE–IN DOOR WITH 3'–0" x 7'–0" PERSONNEL DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE
4. 3'–0" X 7'–0" INSULATED HM PERSONNEL DOOR
5. 3'–0" x 8'–0" HM PERSONNEL DOOR AT ELECTRICAL ROOM
6. STOREFRONT ENTRY SYSTEM
7. STOREFRONT WINDOW SYSTEM
8. 6" CONCRETE TRUCK APRON
9. BICYCLE RACK WITH 5 PARKING SPACES, SEE DETAIL 9/A8.2
10. CONCRETE DOCK RETAINING WALL, SEE DETAIL 6/A8.2
11. FIRE SPRINKLER RISER LOCATIONS
12. ROOF ACCESS LADDER TO MEZZANINE, SEE DETAIL ____
13. ROOF ACCESS LADDER (ON MEZZANINE OVER ELECTRICAL ROOM), SEE DETAIL ____
14. VAPOR BARRIER AT FUTURE OFFICE LOCATIONS
15. 4" SANITARY SEWER LINE, SEE CIVIL
16. TRASH ENCLOSURE, SEE DETAIL 1/A8.6
17. 2" INSULATED DOMESTIC WATER LINE ABOVE, ALIGN WITH SANITARY SEWER
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20. PROVIDE KNOX BOX, VERIFY LOCATION WITH
21. BOLLARD, SEE DETAIL ____
22. 6" SANITARY SEWER LINE, SEE CIVIL

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REVISIONS:

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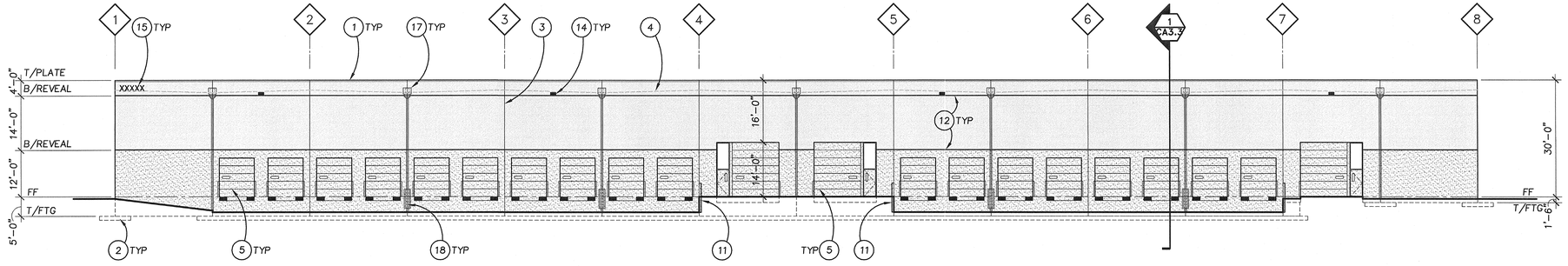
1	IN PROGRESS	

SHEET TITLE:
BUILDING C FLOOR PLAN

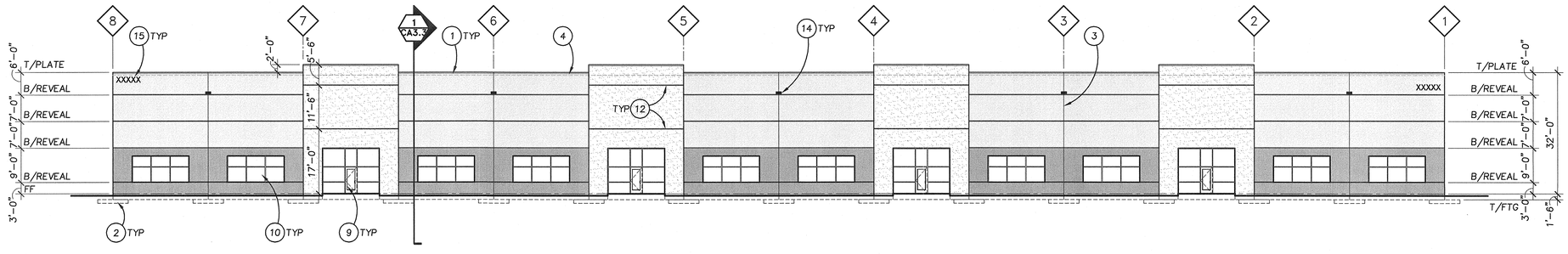
DRAWN BY: SLS
CHECKED BY: AMO / RCT
SHEET:
CA2.1

JOB NO. 2130324.00



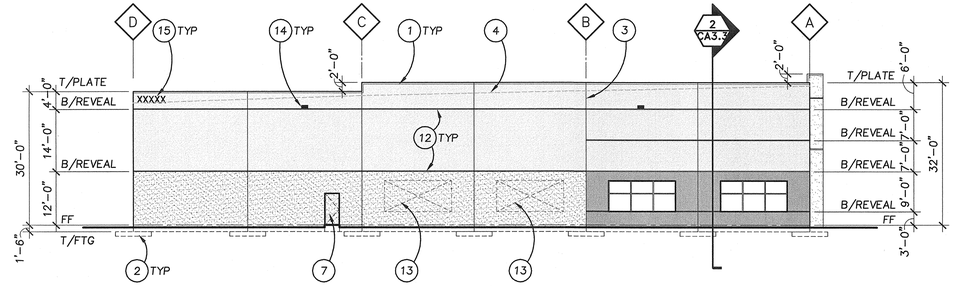
1 CA3.1 WEST ELEVATION

1/16"=1'-0"



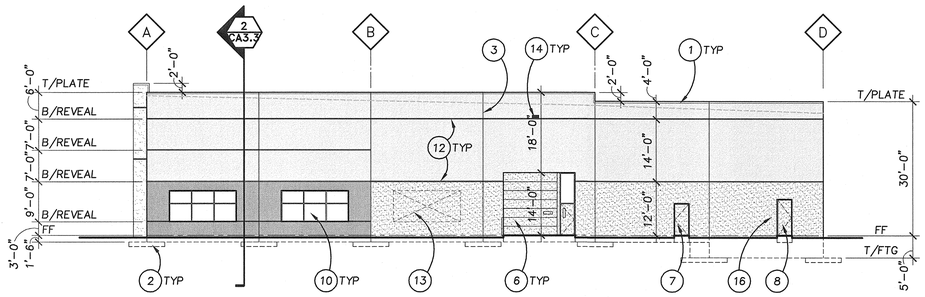
2 CA3.1 EAST ELEVATION

1/16"=1'-0"



3 CA3.1 SOUTH ELEVATION

1/16"=1'-0"



4 CA3.1 NORTH ELEVATION

1/16"=1'-0"

GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OFWORK

KEYNOTES

1. FLASHING
2. FOOTING PER STRUCTURAL
3. PANEL JOINT
4. LINE OF ROOF BEYOND
5. 9'x10' O.H. INSULATED HIGH LIFT DOCK DOOR
6. 12'x14' O.H. INSULATED DRIVE-IN DOOR WITH 3'x7' HM INSULATED MAN DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE
7. 3'x7' INSULATED HM PERSONNEL DOOR
8. 3'x8' INSULATED HM PERSONELL DOOR AT ELECTRICAL RM
9. STOREFRONT ENTRY SYSTEM
10. STOREFRONT WINDOW
11. CONCRETE DOCK RETAINING WALL, SEE _____
12. REVEAL, SEE _____
13. FUTURE 15'x7' OPENING. PROVIDE REVEAL AROUND OPENING, SEE _____
14. WALL PACK LIGHT
15. PROVIDE 18" HIGH BUILDING ADDRESS NUMBERS - COORDINATE WITH OWNER
16. PROVIDE KNOX BOX AT FIRE RISER ROOM, COORDINATE LOCATION WITH FIRE MARSHALL PRIOR TO INSTALLATION.
17. SCUPPER AND 6" DOWNSPOUT, SEE DETAIL _____
18. DOWNSPOUT GUARD, SEE DETAIL _____

PAINT SCHEDULE

- P-1: COLOR TBD
- P-2: COLOR TBD
- P-3: COLOR TBD
- P-4: COLOR TBD

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Client

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Project
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Tualatin, OR 97062

REGISTERED ARCHITECT
2992
ROBERT C. THOMPSON
PORTLAND, OREGON
STATE OF OREGON

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

SHEET TITLE:

BUILDING C ELEVATIONS

DRAWN BY: SLS

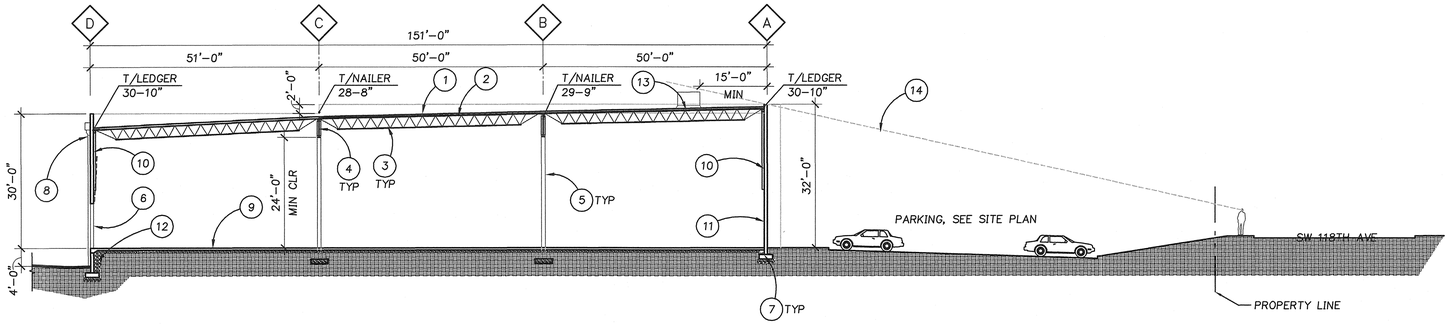
CHECKED BY: AMO / RCT

SHEET:

CA3.1

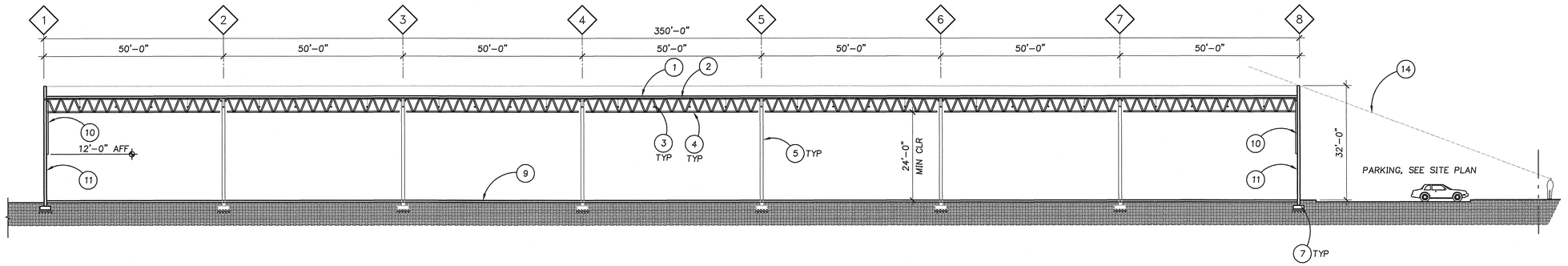
JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014



1 CA3.3 BUILDING C - EAST/WEST SECTION

1/16"=1'-0"



2 CA3.3 BUILDING C - NORTH/SOUTH SECTION

1/16"=1'-0"

LEGEND

KEYNOTE

GRIDLINE

KEYNOTES

1. BUILT-UP ROOFING OVER ½" PROTECTION BOARD OVER R-21 RIGID INSULATION
2. WOOD ROOF SHEATHING, SEE STRUCTURAL.
3. OPEN WEB STEEL JOISTS AT 10'-0" O.C. SEE STRUCTURAL.
4. OPEN WEB STEEL GIRDER. SEE STRUCTURAL.
5. H.S.S. COLUMN, SEE STRUCTURAL.
6. 9'-0"x 10'-0" OH HIGH LIFT INSULATED DOCK DOOR.
7. FOOTING, SEE STRUCTURAL.
8. SCUPPER AND DOWNSPOUT, SEE DETAIL _____
9. 6" CONCRETE SLAB ON GRADE OVER 6" CRUSHED ROCK BASE.
10. STICK PIN R-11 BATT INSULATION WITH WHITE VINYL VAPOR BARRIER. INSTALL FROM BOTTOM OF ROOF DECK TO 12'-0" AFF, TYPICAL.
11. UNPAINTED, EXPOSED CONCRETE WALL (BELOW STICK PIN INSULATION).
12. COMPACTED GRANULAR BACK FILL, SEE GEOTECH REPORT
13. FUTURE HVAC UNIT TO BE INSTALLED WITH TENANT IMPROVEMENTS
14. PARAPET PROVIDES SCREEN FOR FUTURE HVAC UNITS

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1		IN PROGRESS

SHEET TITLE:

BUILDING C SECTIONS

DRAWN BY: SLS

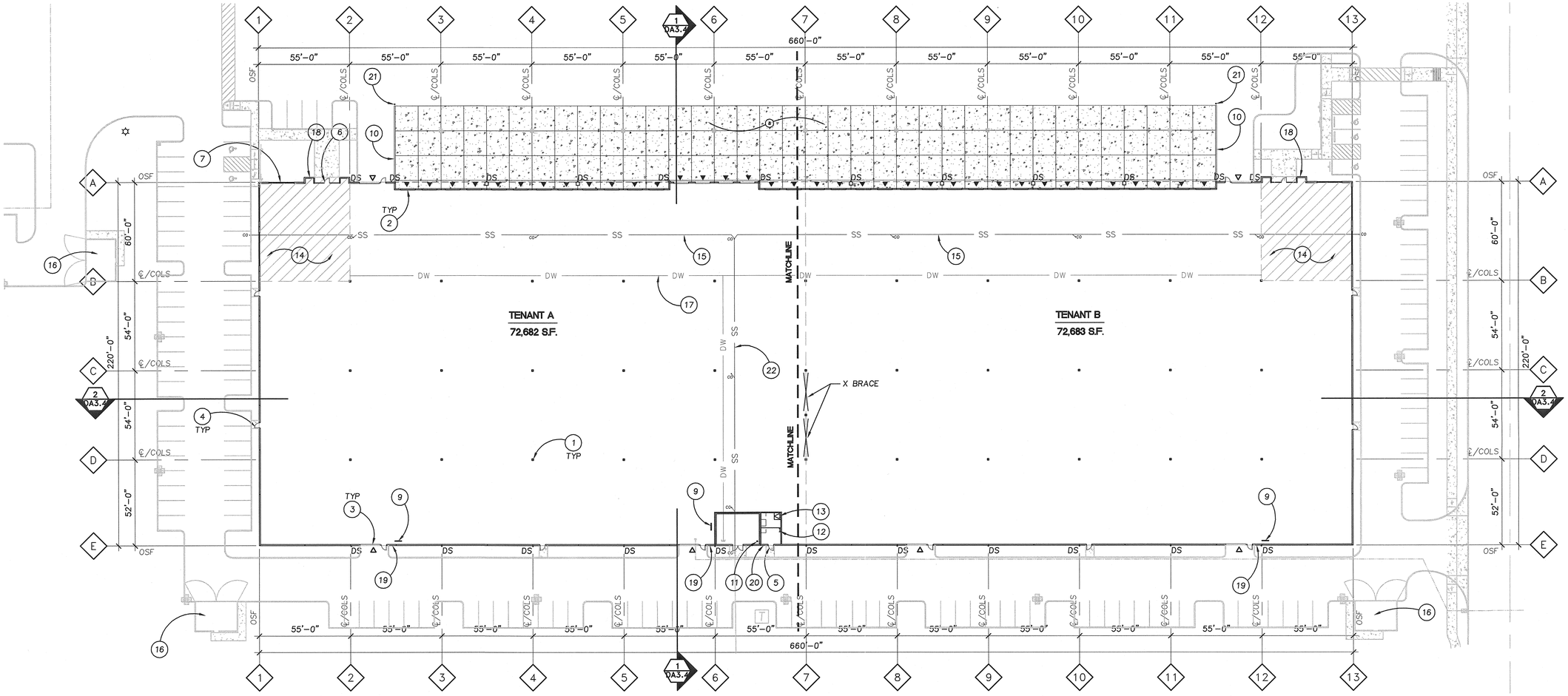
CHECKED BY: AMO / RCT

SHEET:

CA3.3

JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014



145,365 SF
30 FT. CLEAR HEIGHT
FULLY SPRINKLERED

BUILDING D OVERALL FLOOR PLAN

1/32"=1'-0"

LEGEND

	KEYNOTE
	GRIDLINE
PJ	PANEL JOINT
℄ COL	CENTERLINE OF COLUMN
O.S.F.	OUTSIDE FACE
▼	DOCK-HIGH O.H. DOOR
▽	DRIVE-IN O.H. DOOR
oDS	DOWN SPOUT

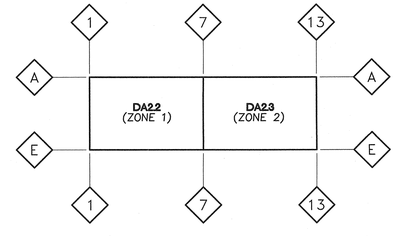
GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
B. SEE STRUCTURAL PANEL ELEVATIONS FOR PANEL THICKNESS.
C. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
D. OPENING DIMENSIONS ARE ROUGH OPENING UNLESS OTHERWISE NOTED.

KEYNOTES

1. HSS COLUMN, SEE STRUCTURAL
2. 9'-0" x 10'-0" O.H. INSULATED HIGH-LIFT DOCK DOOR
3. 12'-0" x 14'-0" O.H. INSULATED DRIVE-IN DOOR WITH 3'-0" x 7'-0" PERSONNEL DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE
4. 3'-0" X 7'-0" INSULATED HM PERSONNEL DOOR
5. 3'-0" x 8'-0" HM PERSONNEL DOOR AT ELECTRICAL ROOM
6. STOREFRONT ENTRY SYSTEM
7. STOREFRONT WINDOW SYSTEM
8. 6" CONCRETE TRUCK APRON
9. BICYCLE RACK WITH 7 PARKING SPACES, SEE DETAIL 9/A8.2
10. CONCRETE DOCK RETAINING WALL, SEE DETAIL 6/A8.2
11. FIRE SPRINKLER RISER LOCATIONS
12. ROOF ACCESS LADDER TO MEZZANINE, SEE DETAIL _____
13. ROOF ACCESS LADDER (ON MEZZANINE OVER ELECTRICAL ROOM), SEE DETAIL _____
14. VAPOR BARRIER AT FUTURE OFFICE LOCATIONS
15. 4" SANITARY SEWER LINE, SEE CIVIL
16. TRASH ENCLOSURE, SEE DETAIL 1/A8.6
17. 2" INSULATED DOMESTIC WATER LINE ABOVE, ALIGN WITH SANITARY SEWER
18. PROVIDE BIKE PARKING SIGNAGE ADJACENT TO MAIN ENTRANCE PER SIGN D4-3 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MOUNT AT 4'-0" A.F.F.
19. PROVIDE BIKE PARKING SIGNAGE ADJACENT TO BIKE PARKING PER SIGN M1-8 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MOUNT AT 4'-0" A.F.F.
20. PROVIDE KNOX BOX, VERIFY LOCATION WITH
21. BOLLARD, SEE DETAIL _____
22. 6" SANITARY SEWER LINE, SEE CIVIL

LEGEND



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REVISIONS:

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1	IN PROGRESS	

SHEET TITLE:

BUILDING D
OVERALL
FLOOR PLAN

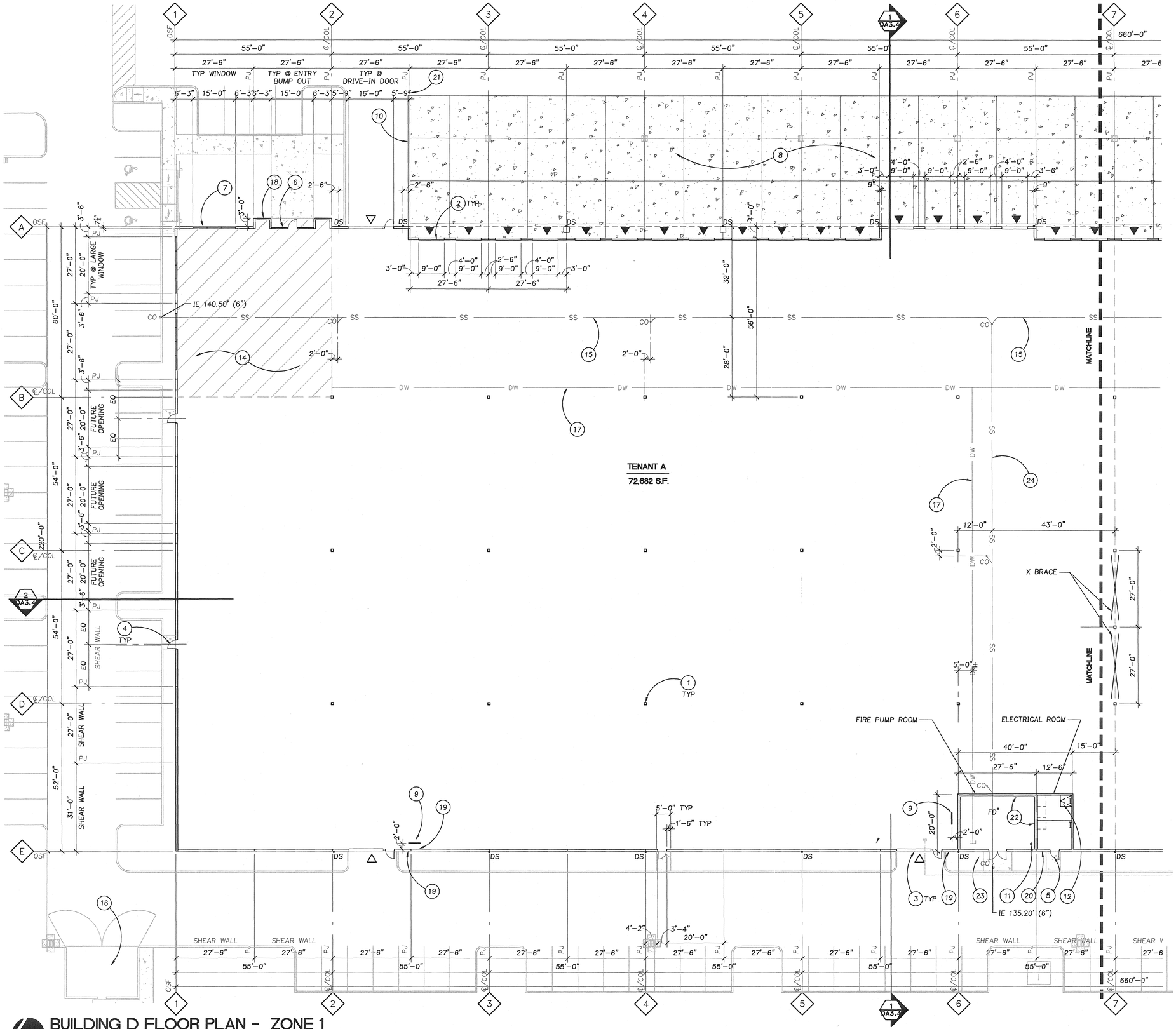
DRAWN BY: SLS

CHECKED BY: AMO / RCT

SHEET:

DA2.1

JOB NO. 2130324.00



BUILDING D FLOOR PLAN - ZONE 1

1/16"=1'-0"

LEGEND

○	KEYNOTE
◇	GRIDLINE
PJ	PANEL JOINT
℄ COL	CENTERLINE OF COLUMN
O.S.F.	OUTSIDE FACE
▼	DOCK-HIGH O.H. DOOR
▽	DRIVE-IN O.H. DOOR
○DS	DOWN SPOUT

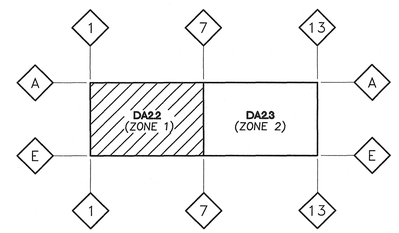
GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
B. SEE STRUCTURAL PANEL ELEVATIONS FOR PANEL THICKNESS.
C. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
D. OPENING DIMENSIONS ARE ROUGH OPENING UNLESS OTHERWISE NOTED.

KEYNOTES

1. HSS COLUMN, SEE STRUCTURAL
2. 9'-0" x 10'-0" O.H. INSULATED HIGH-LIFT DOCK DOOR
3. 12'-0" x 14'-0" O.H. INSULATED DRIVE-IN DOOR WITH 3'-0" x 7'-0" PERSONNEL DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE
4. 3'-0" X 7'-0" INSULATED HM PERSONNEL DOOR
5. 3'-0" x 8'-0" HM PERSONNEL DOOR AT ELECTRICAL ROOM
6. STOREFRONT ENTRY SYSTEM
7. STOREFRONT WINDOW SYSTEM
8. 6" CONCRETE TRUCK APRON
9. BICYCLE RACK WITH 7 PARKING SPACES, SEE DETAIL 9/A8.2
10. CONCRETE DOCK RETAINING WALL, SEE DETAIL 6/A8.2
11. FIRE SPRINKLER RISER LOCATIONS
12. ROOF ACCESS LADDER TO MEZZANINE, SEE DETAIL ____
13. ROOF ACCESS LADDER (ON MEZZANINE OVER ELECTRICAL ROOM), SEE DETAIL ____
14. VAPOR BARRIER AT FUTURE OFFICE LOCATIONS
15. 4" SANITARY SEWER LINE, SEE CIVIL
16. TRASH ENCLOSURE, SEE DETAIL 1/A8.6
17. 2" INSULATED DOMESTIC WATER LINE ABOVE, ALIGN WITH SANITARY SEWER
18. PROVIDE BIKE PARKING SIGNAGE ADJACENT TO MAIN ENTRANCE PER SIGN D4-3 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MOUNT AT 4'-0" A.F.F.
19. PROVIDE BIKE PARKING SIGNAGE ADJACENT TO BIKE PARKING PER SIGN M1-8 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MOUNT AT 4'-0" A.F.F.
20. PROVIDE KNOX BOX, VERIFY LOCATION WITH FIRE MARSHAL
21. BOLLARD, SEE DETAIL ____
22. 6" CONCRETE CURB AT BASE OF FIRE PUMP WALL
23. PROVIDE A 3'x3'x4" DEEP CATCH BASIN FOR FIRE PUMP TESTING. COORDINATE WITH CIVIL
24. 6" SANITARY SEWER LINE, SEE CIVIL

LEGEND



145,365 SF
30 FT. CLEAR HEIGHT
FULLY SPRINKLERED

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SHEET TITLE:

BUILDING D FLOOR PLAN

ZONE 1

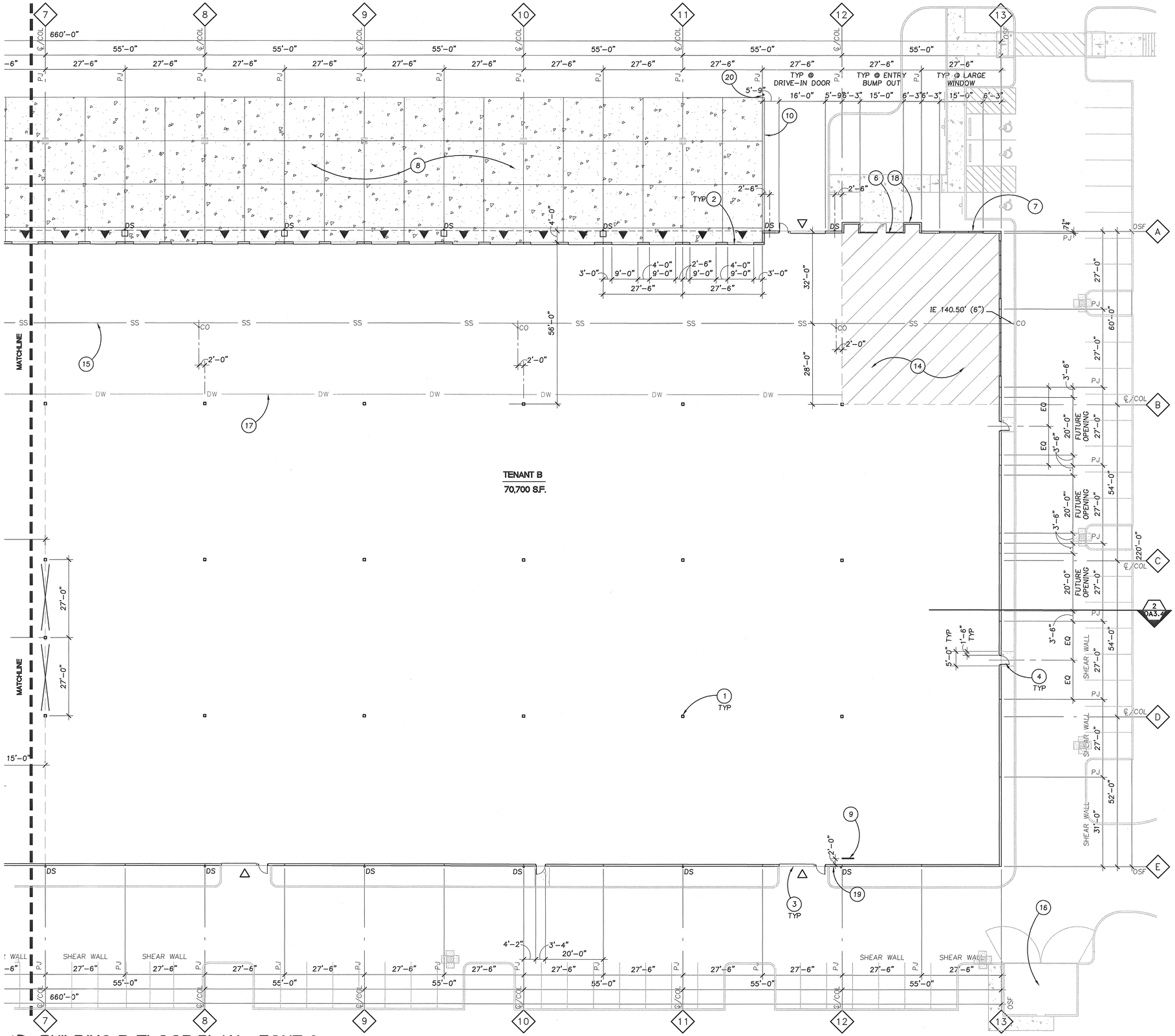
DRAWN BY: SWH

CHECKED BY: AMO

SHEET:

DA2.2

JOB NO. 2130324.00



BUILDING D FLOOR PLAN - ZONE 2

1/16"=1'-0"

LEGEND

○	KEYNOTE
◇	GRIDLINE
PJ	PANEL JOINT
℄ COL	CENTERLINE OF COLUMN
O.S.F.	OUTSIDE FACE
▼	DOCK-HIGH O.H. DOOR
▽	DRIVE-IN O.H. DOOR
○DS	DOWN SPOUT

GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
B. SEE STRUCTURAL PANEL ELEVATIONS FOR PANEL THICKNESS.
C. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
D. OPENING DIMENSIONS ARE ROUGH OPENING UNLESS OTHERWISE NOTED.

KEYNOTES

1. HSS COLUMN, SEE STRUCTURAL
2. 9'-0" x 10'-0" O.H. INSULATED HIGH-LIFT DOCK DOOR
3. 12'-0" x 14'-0" O.H. INSULATED DRIVE-IN DOOR WITH 3'-0" x 7'-0" PERSONNEL DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE
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6. STOREFRONT ENTRY SYSTEM
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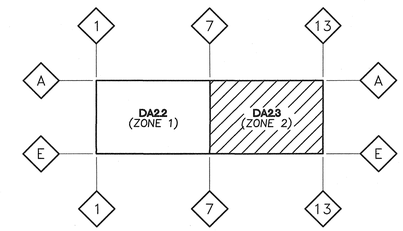
8. 6" CONCRETE TRUCK APRON
9. BICYCLE RACK WITH 7 PARKING SPACES, SEE DETAIL 9/A8.2
10. CONCRETE DOCK RETAINING WALL, SEE DETAIL 6/A8.2
11. FIRE SPRINKLER RISER LOCATIONS
12. ROOF ACCESS LADDER TO MEZZANINE, SEE DETAIL ____
13. ROOF ACCESS LADDER (ON MEZZANINE OVER ELECTRICAL ROOM), SEE DETAIL ____
14. VAPOR BARRIER AT FUTURE OFFICE LOCATIONS
15. 4" SANITARY SEWER LINE, SEE CIVIL
16. TRASH ENCLOSURE, SEE DETAIL 1/A8.6
17. 2" INSULATED DOMESTIC WATER LINE ABOVE, ALIGN WITH SANITARY SEWER
18. PROVIDE BIKE PARKING SIGNAGE ADJACENT TO MAIN ENTRANCE PER SIGN D4-3 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MOUNT AT 4'-0" A.F.F.
19. PROVIDE BIKE PARKING SIGNAGE ADJACENT TO BIKE PARKING PER SIGN M1-8 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. MOUNT AT 4'-0" A.F.F.
20. BOLLARD, SEE DETAIL ____

LEGEND



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SHEET TITLE:

BUILDING D FLOOR PLAN

ZONE 2

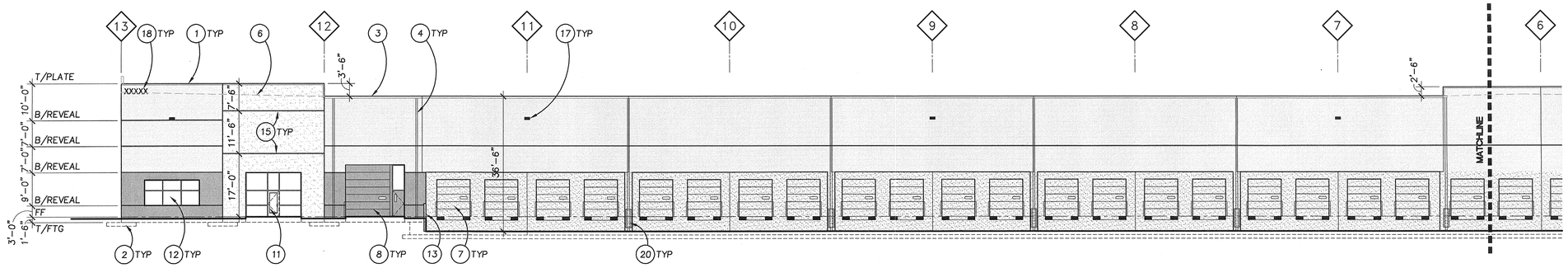
DRAWN BY: SWH

CHECKED BY: AMO

SHEET:

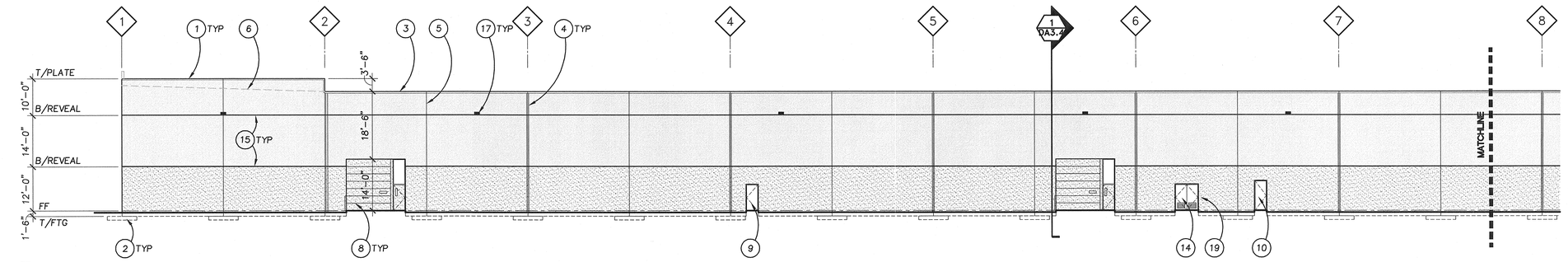
DA2.3

JOB NO. 2130324.00



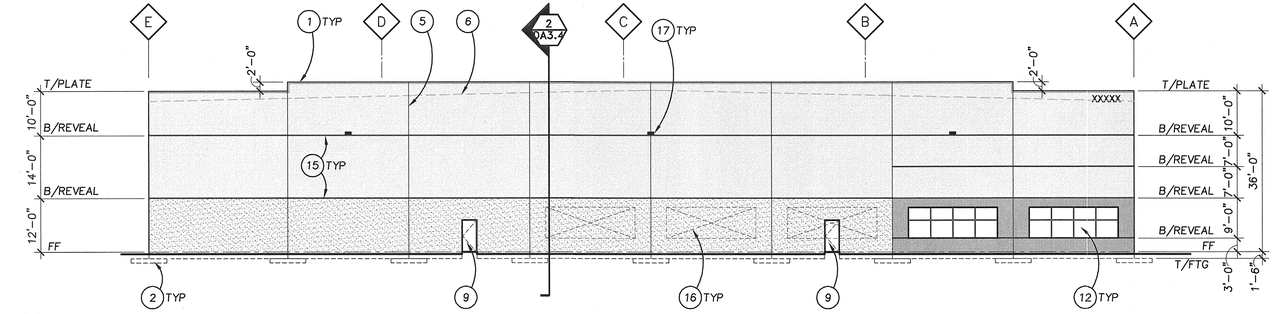
1 DA3.1 **EAST ELEVATION**

1/16"=1'-0"



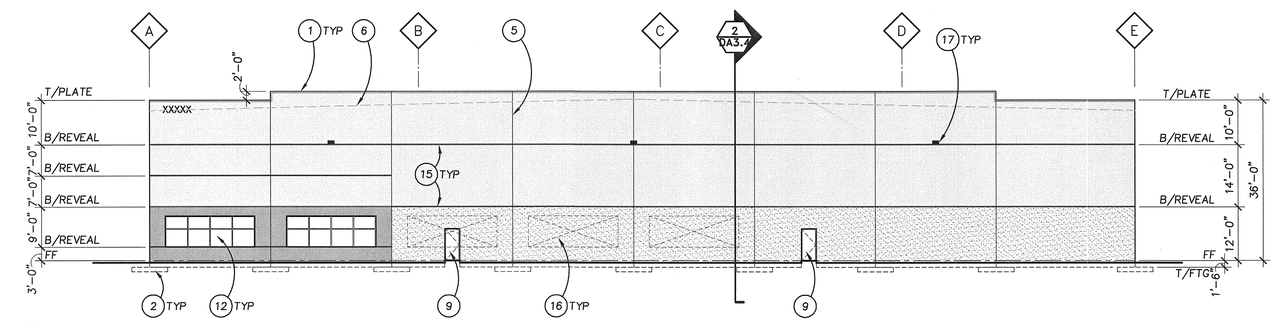
2 DA3.1 **WEST ELEVATION**

1/16"=1'-0"



3 DA3.1 **SOUTH ELEVATION**

1/16"=1'-0"



4 DA3.1 **NORTH ELEVATION**

1/16"=1'-0"

GENERAL NOTES

A. *VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OFWORK*

KEYNOTES

1. *FLASHING*
2. *FOOTING PER STRUCTURAL*
3. *7"W x 8"D GUTTER, SEE _____. PAINT ____*
4. *6" DIA. DOWNSPOUT, PAINT TO MATCH BACKGROUND PAINT*
5. *PANEL JOINT*
6. *LINE OF ROOF BEYOND*
7. *9'x10' O.H. INSULATED HIGH LIFT DOCK DOOR*
8. *12'x14' O.H. INSULATED DRIVE-IN DOOR WITH 3'x7' HM INSULATED MAN DOOR WITH 1" INSULATED TRANSOM WINDOW ABOVE*
9. *3'x7' INSULATED HM PERSONNEL DOOR*
10. *3'x8' INSULATED HM PERSONNEL DOOR AT ELECTRICAL RM*
11. *STOREFRONT ENTRY SYSTEM*
12. *STOREFRONT WINDOW*
13. *CONCRETE DOCK RETAINING WALL, SEE _____*
14. *6'-0"x7'-0" INSULATED HM PERSONNEL DR AT FIRE PUMP ROOM. PROVIDE 12"x24" LOUVER VENTS AT BASE OF DOOR*
15. *REVEAL, SEE 16/A8.1*
16. *FUTURE 15'x7' OPENING. PROVIDE REVEAL AROUND OPENING, SEE _____*
17. *WALL PACK LIGHT*
18. *PROVIDE 18" HIGH BUILDING ADDRESS NUMBERS – COORDINATE WITH OWNER*
19. *PROVIDE KNOX BOX AT FIRE RISER ROOM, COORDINATE LOCATION WITH FIRE MARSHALL PRIOR TO INSTALLATION.*
20. *DOWNSPOUT GUARD, SEE DETAIL _____*

PAINT SCHEDULE

- *P-1: COLOR TBD*
- *P-2: COLOR TBD*
- *P-3: COLOR TBD*
- *P-4: COLOR TBD*

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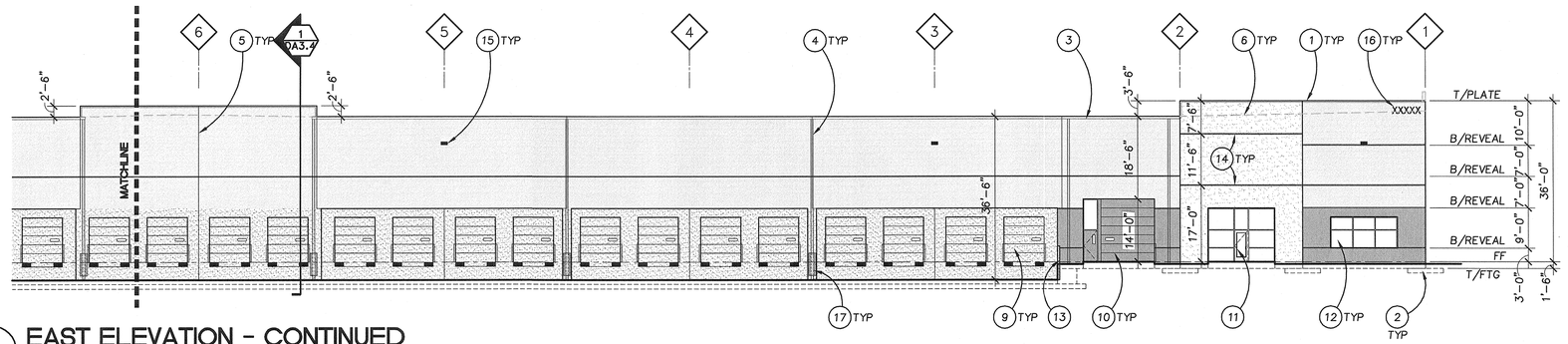
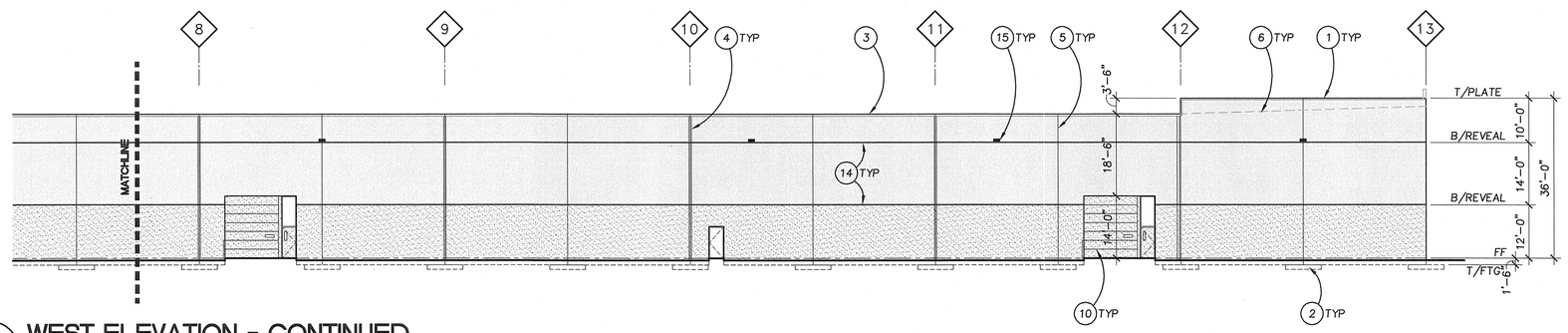
JOB NO. 2130324.00



1 DA3.2 **EAST ELEVATION - CONTINUED**

1/16"=1'-0"



2 DA3.2 **WEST ELEVATION - CONTINUED**

1/16"=1'-0"

GENERAL NOTES

A. *VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OFWORK*

KEYNOTES

1. *FLASHING*
2. *FOOTING PER STRUCTURAL*
3. *7"W x 8"D GUTTER, SEE _____. PAINT ___*
4. *6" DIA. DOWNSPOUT, PAINT TO MATCH BACKGROUND PAINT*
5. *PANEL JOINT*
6. *LINE OF ROOF BEYOND*
7. *9'x10' O.H. INSULATED HIGH LIFT DOCK DOOR*
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11. *STOREFRONT ENTRY SYSTEM*
12. *STOREFRONT WINDOW*
13. *CONCRETE DOCK RETAINING WALL, SEE _____*
14. *REVEAL, SEE 16/A8.1*
15. *WALL PACK LIGHT*
16. *PROVIDE 18" HIGH BUILDING ADDRESS NUMBERS - COORDINATE WITH OWNER*
17. *DOWNSPOUT GUARD, SEE DETAIL _____*

PAINT SCHEDULE

- *P-1: COLOR TBD*
- *P-2: COLOR TBD*
- *P-3: COLOR TBD*
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2992
ROBERT C. THOMPSON
PORTLAND, OREGON
STATE OF OREGON

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	IN PROGRESS	

SHEET TITLE:

BUILDING D ELEVATIONS

DRAWN BY: SLS

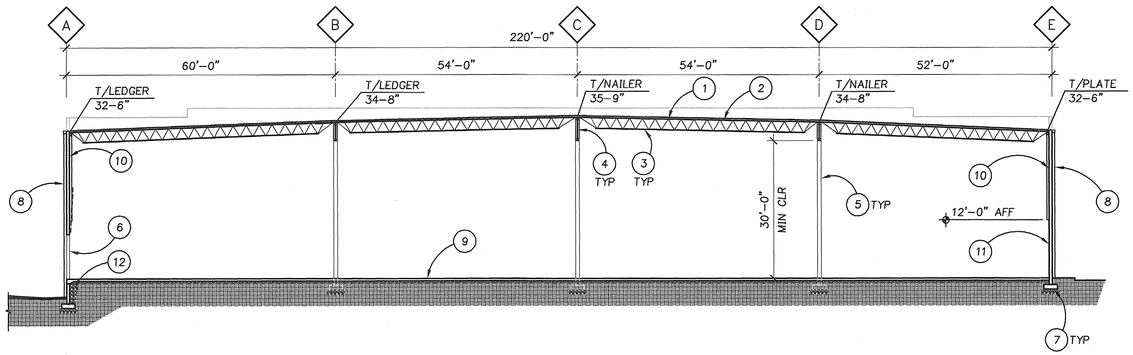
CHECKED BY: AMO / RCT

SHEET:

DA3.2

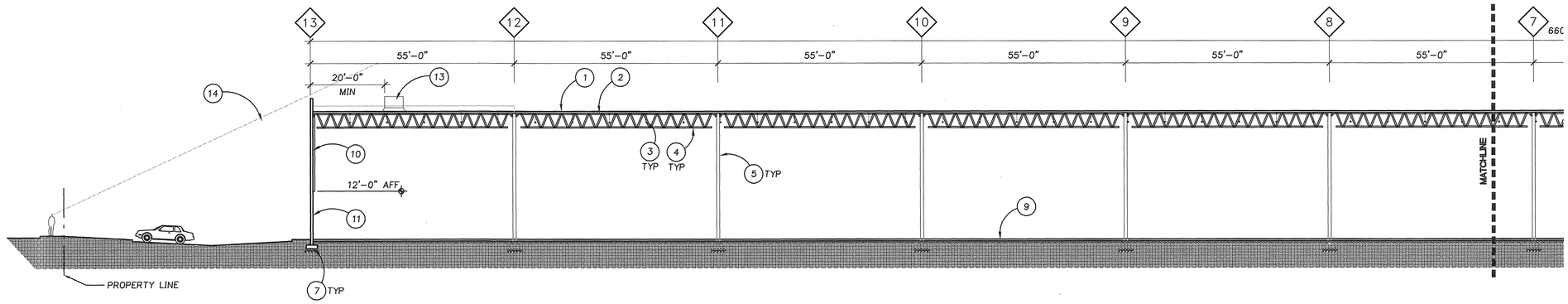
JOB NO. 2130324.00

DESIGN REVIEW SET - JANUARY 21, 2014



1 DA3.4 BUILDING C - EAST/WEST SECTION

1/16"=1'-0"



2 DA3.4 BUILDING D - NORTH/SOUTH SECTION

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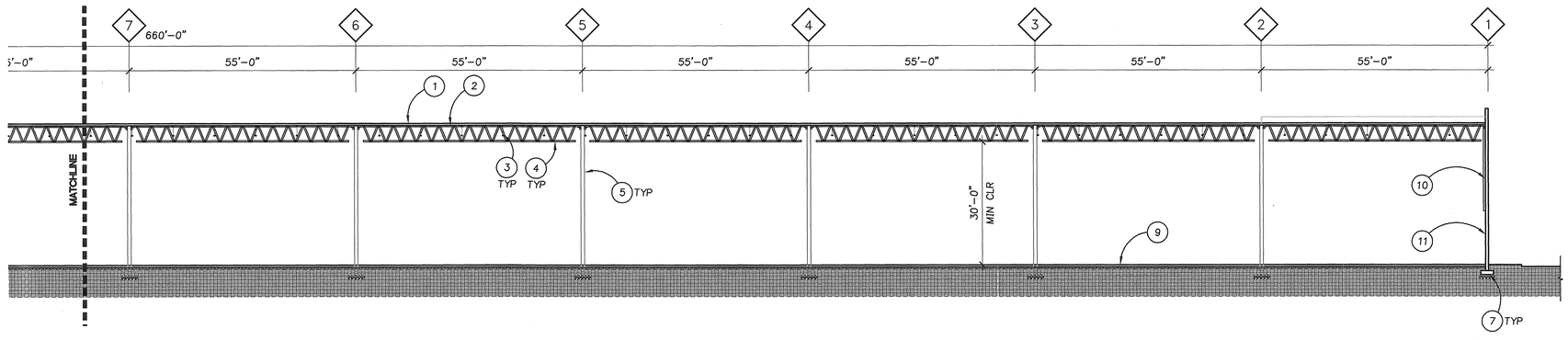

3 DA3.4 BUILDING D - NORTH/SOUTH SECTION, CONTINUED

1/16"=1'-0"

LEGEND

KEYNOTE

GRIDLINE

KEYNOTES

1. BUILT-UP ROOFING OVER ½" PROTECTION BOARD OVER R-21 RIGID INSULATION
2. WOOD ROOF SHEATHING, SEE STRUCTURAL.
3. OPEN WEB STEEL JOISTS AT 10'-0" O.C. SEE STRUCTURAL.
4. OPEN WEB STEEL GIRDER. SEE STRUCTURAL.
5. H.S.S. COLUMN, SEE STRUCTURAL.
6. 9'-0"x 10'-0" OH HIGH LIFT INSULATED DOCK DOOR.
7. FOOTING, SEE STRUCTURAL.
8. 7" x 8¾" GUTTER, SEE DETAIL ____
9. 7" CONCRETE SLAB ON GRADE OVER 6" CRUSHED ROCK BASE.
10. STICK PIN R-11 BATT INSULATION WITH WHITE VINYL VAPOR BARRIER. INSTALL FROM BOTTOM OF ROOF DECK TO 12'-0" AFF, TYPICAL.
11. UNPAINTED, EXPOSED CONCRETE WALL (BELOW STICK PIN INSULATION).
12. COMPACTED GRANULAR BACK FILL, SEE GEOTECH REPORT
13. FUTURE HVAC UNIT TO BE INSTALLED WITH TENANT IMPROVEMENTS
14. PARAPET PROVIDES SCREEN FOR FUTURE HVAC UNITS

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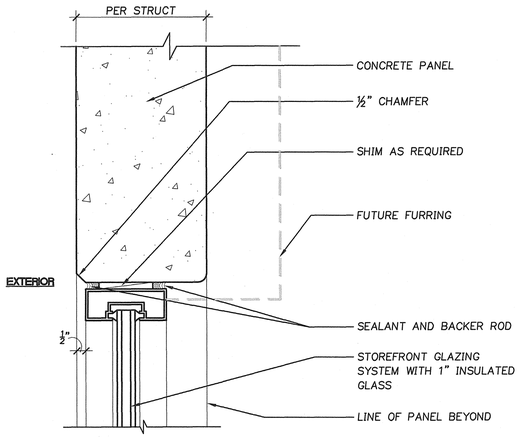
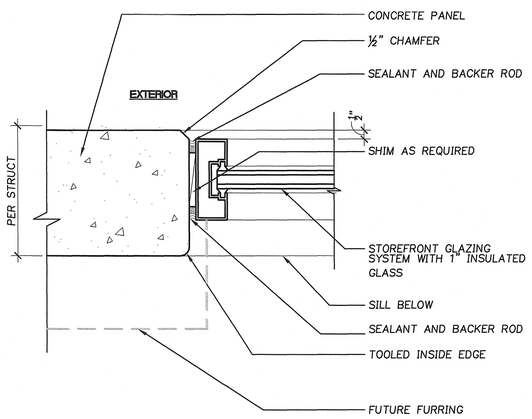


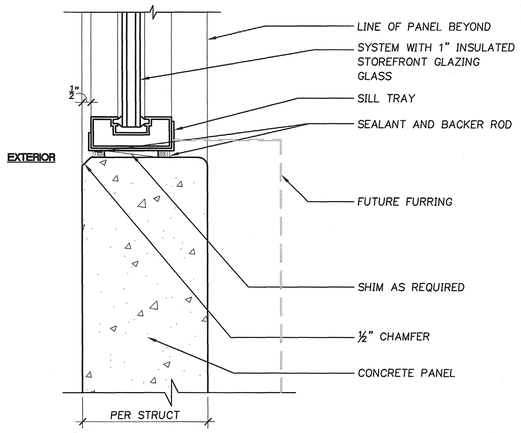
1 A8.5 WINDOW HEAD

3"=1'-0" WINDHEAD



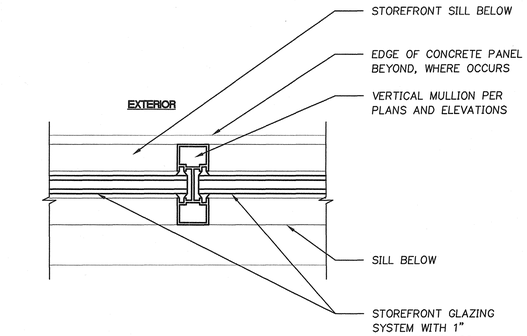
2 A8.5 WINDOW JAMB

3"=1'-0" WINDJAMB



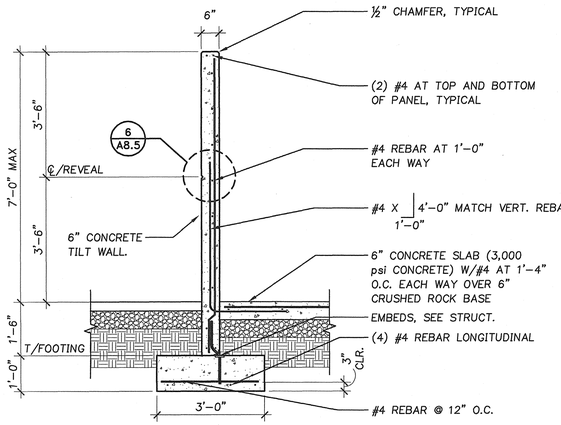
3 A8.5 WINDOW SILL

3"=1'-0" WINDSILL



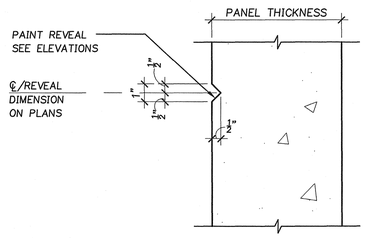
4 A8.5 WINDOW MULLION

3"=1'-0" WINDMULL



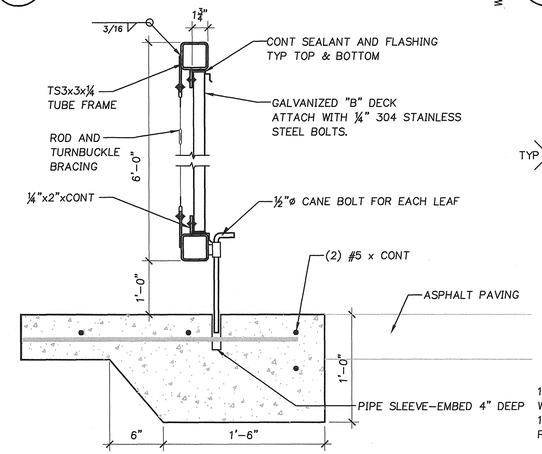
5 A8.5 TRASH ENCLOSURE WALL

1/2" = 1'-0" TRASH04B



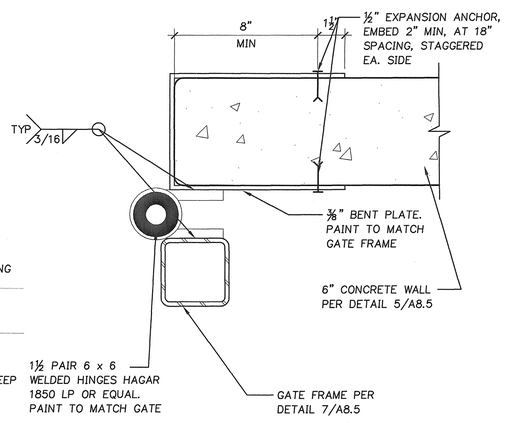
6 A8.5 PANEL REVEAL

TYPICAL REVEAL 3"=1'-0" REV-A



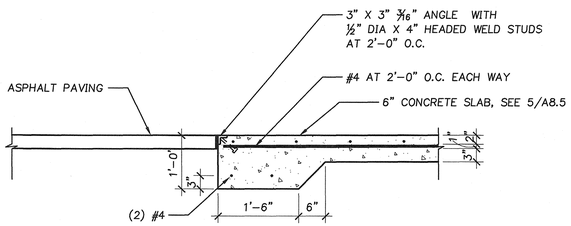
7 A8.5 GATE SECTION

1 1/2"=1'-0" TRSH-GT



8 A8.5 HINGE CONNECTION

AT TRASH ENCLOSURE GATE 3"=1'-0" TRSH-DT



10 A8.5 TURN DOWN SLAB EDGE

AT TRASH ENCLOSURE 3/4"=1'-0" SLABEDGE3

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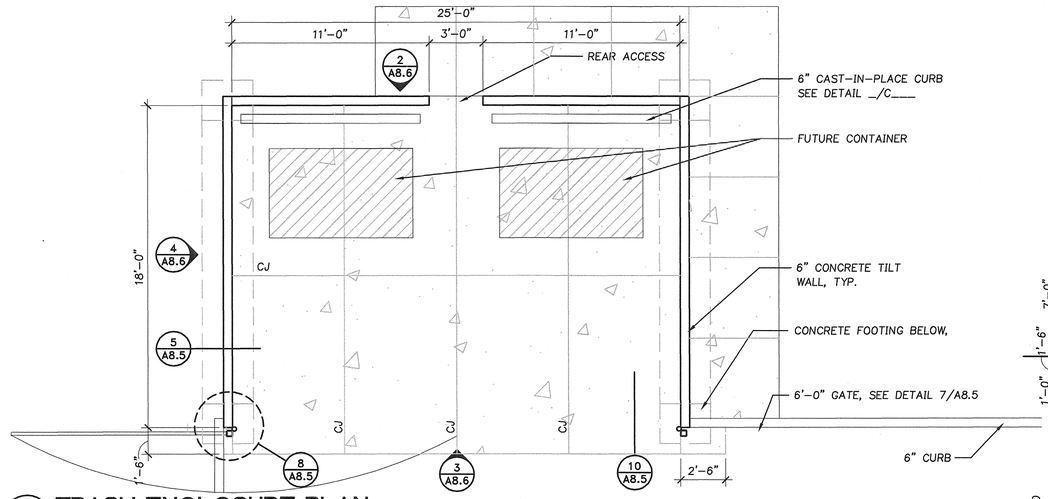
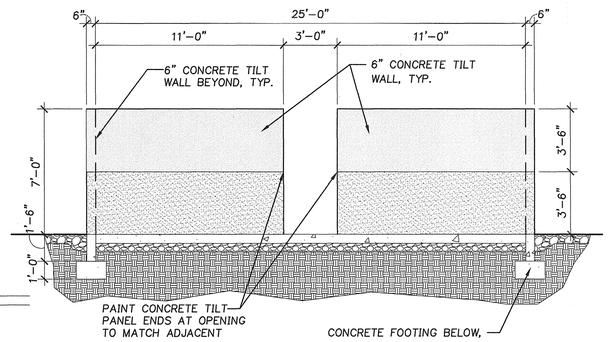


1 A8.6 TRASH ENCLOSURE PLAN

1/4"=1'-0"

TRASH D

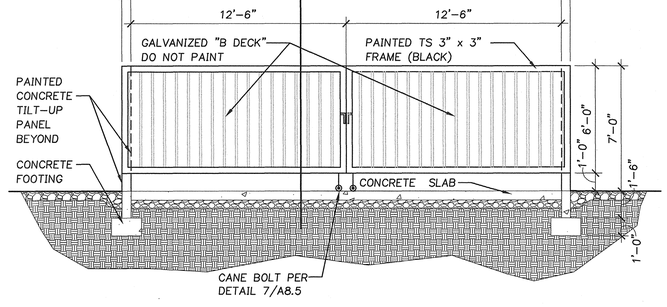


2 A8.6 TRASH ENCLOSURE

REAR ELEVATION

1/4"=1'-0"

TRASHR

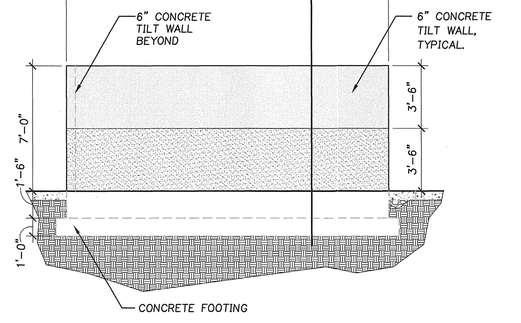


3 A8.6 TRASH ENCLOSURE

FRONT ELEVATION

1/4"=1'-0"

TRASHF



4 A8.6 TRASH ENCLOSURE

SIDE ELEVATION

1/4"=1'-0"

TRASHS

PAINT SCHEDULE

FOR DETAILS 2 AND 4 ON THIS SHEET

P-2: COLOR TBD

P-3: COLOR TBD

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VIEW OF | # BUILDING A - NE CORNER

FACADE COLOR SCHEME

DRAWN BY: SWH CHECKED BY: RCT DESIGN REVIEW 01/21/2014 JOB# 2130324.00

P-1*

P-2*

P-3*

P-4*

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VIEW OF | **BUILDING B - NE CORNER**

FACADE COLOR SCHEME

DRAWN BY: SWH CHECKED BY: RCT DESIGN REVIEW 01/21/2014 JOB# 2130324.00

P-1*

P-2*

P-3*

P-4*

*** EXACT COLORS TBD**

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VIEW OF | **BUILDING C - SE CORNER**

FACADE COLOR SCHEME

DRAWN BY: SWH CHECKED BY: RCT DESIGN REVIEW 01/21/2014 JOB# 2130324.00

P-1* P-2* P-3* P-4*

*** EXACT COLORS TBD**

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VIEW OF | **BUILDING D - SE CORNER**

FACADE COLOR SCHEME

DRAWN BY: SWH CHECKED BY: RCT DESIGN REVIEW 01/21/2014 JOB# 2130324.00

P-1*

P-2*

P-3*

P-4*

*** EXACT COLORS TBD**

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ARCHITECTURAL REVIEW APPLICATION

To
City of Tualatin

For
Tramell Crow
Southwest Industrial Park

Submitted
January 22, 2014

Project Number
2130324.00

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TABLE OF CONTENTS

I. PROJECT SUMMARY 2
II. INTRODUCTION AND PROPOSAL 4
Site Description 4
III. DEVELOPMENT CODE COMPLIANCE 6
On-Site Development 6
Off-Site Development 7
Public Facilities 7
IV. APPROVAL CRITERIA 9
Chapter 61: General Manufacturing Planning District 10
Chapter 73: Community Design Standards 10
Chapter 34: Special Regulations 37
V. SUMMARY 38

EXHIBITS

A. Application form and fact sheet
B. Signed Affidavit of Posting
C. CWS Service Provider Letter (Pre-Screen)
D. Neighborhood/Developer Meeting Materials
E. Legal Description
F. Vicinity Map
G. Republic Services Approval Letter
H. Assessor's Map
I. Colored Perspectives
J. Lighting Cut Sheets

ATTACHED SEPARATELY:

(5) Traffic Analysis Report
(1) 8.5"x11" Plans
(9) 11"x17" Plans
(9) 24"x36" Plans

I. PROJECT SUMMARY

Applicant:	Trammell Crow Portland Development II, Inc. Attention: Steve Sieber, Vice President 1300 SE 5th Avenue Ste 3050 Portland, OR 97201
Applicant's Representative/ Project Contact:	Mackenzie Ryan Schera, Land Use Planner rschera@mcknze.com 1515 SE Water Avenue, Suite 100 Portland, OR 97214 (503) 224-9560
Plan District Designation:	MG (General Manufacturing)
Site Address:	19585 SW 118th Avenue Tualatin, Oregon
Site Size:	750,356 SF (17.23 acres)
Tax Map/Lots:	2S122C001200
Request:	Architectural Review (Architectural Review Board)
Applicable Criteria:	TDC Chapter 61: General Manufacturing Planning District Section 61.020 Permitted Uses TDC Chapter 73: Community Design Standards Architectural Review Approval Section 73.050 Criteria and Standards (1) Design Standards Section 73.160 Standards (3)(c) Section 73.210 Objectives Section 73.220 Standards Section 73.200 Structure Design - Commercial, Industrial, Public and Semi-Public Uses Section 73.225 Mixed Solid Waste and Source Separated Recyclables Storage Areas for New or Expanded Multi-Unit Residential, Including Townhouses, Commercial, Industrial, Public and Semi-Public Development Section 73.226 Objectives Section 73.227 Standards Landscaping Section 73.240 Landscaping General Provisions (3, 11, 13) Section 73.250 Tree Preservation Section 73.260 Tree and Plant Specifications Section 73.270 Grading

Section 73.280 Irrigation System Required
Section 73.290 Re-vegetation in Un-landscaped Areas
Section 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses

Off-Street Parking Lot Landscaping

Section 73.320 Off-Street Parking Lot Landscaping Standards
Section 73.340 Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District
Section 73.360 Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses
Section 73.370 Off-Street Parking and Loading
Section 73.380 Off-Street Parking Lots (6)
Section 73.390 Off-Street Loading Facilities
Section 73.400 Access

TDC Chapter 34: Special Regulations

Tree Removal Criteria

Section 34.230 Criteria

II. INTRODUCTION AND PROPOSAL

This application package includes narrative, plans, drawings, and additional documentation in support of an Architectural Review (AR) for four industrial buildings at SW Myslony Street and SW 118th Avenue. Trammell Crow Portland Development II, Inc. is the applicant, developer, and future owner.

SITE DESCRIPTION

The subject site is specifically described as map 2S122C and lot 1200. The site and surrounding properties are industrially developed and zoned MG – General Manufacturing Planning District.

The subject site was previously used by Hanson Pipe and Precast as a concrete pipe manufacturing facility. The existing buildings will be demolished, and the site will be graded as reviewed and approved by the City of Tualatin, Clean Water Services, and Oregon DEQ, according to 1200-C permit file number 123513.

The site is bounded by SW Myslony Street to the south and SW 118th Avenue to the east. The street frontages of SW Myslony Street and SW 118th Avenue will be improved to meet or meet the intent of City of Tualatin Public Works standards. SW Myslony Street is designated as a Major Collector street and has a 72' right-of-way, and SW 118th Avenue is designated Minor Collector and has a 70' right-of-way.

PROPOSAL

The four buildings (A, B, C, and D) will be 65,448 SF, 37,975 SF, 53,150 SF, and 145,365 SF, respectively. They are speculative buildings at this time; specific tenants are not yet determined. At this time, each building is proposed to accommodate warehouse and manufacturing, with supporting office. A future subdivision application will be submitted at a later time to create four individual lots, one for each building. This application addresses the applicable development standards for the proposed 17.23-acre site and four buildings.

The proposed development will be an aesthetic asset to the neighborhood. The landscape design and architectural features will create a business park feel. The wide perimeter landscape setback around the parking area will allow for additional landscaping and larger trees, which will soften the appearance of this industrial development. The buildings will be concrete tilt-up, but will have windows to provide an office appearance along the front and side facades. The entryways will be recessed, and the entry feature will be protruded for articulation along the front façade. The overall appearance for this industrial development will be business-like.

A scoping meeting for this project was held with the City of Tualatin on October 17, 2013, and a pre-application conference was held on November 22, 2013. A neighborhood/developer meeting was held on January 8, 2013; mailing labels, invitation letter, affidavit of mailing, certification of posting, and meeting sign-in sheet are attached to this application as Exhibit D.

Figure II.1 Aerial Map

III. DEVELOPMENT CODE COMPLIANCE

The proposed development complies with City of Tualatin Development Code standards, as shown below. The site will be divided into four lots, one for each building; these will meet development standards as well. As mentioned above, this application requests AR approval for a new 301,938 SF warehouse/manufacturing/office development on the 17.23-acre site. There will be four separate buildings; the following describes the specific site information:

Table III.1 Site Analysis – Future Four-Lot Configuration

Use	Warehouse/Distribution/Supporting Office				
	Building A	Building B	Building C	Building D	Site Total
Site Area (SF)	192,430	114,817	152,800	290,309	**750,356**
Building Area (SF)	65,448	37,975	53,150	145,365	**301,938**
Building Coverage On Lot (%)	34.01%	33.07%	34.78%	50.07%	**40.24%**
Landscape Area (SF)	39,667	22,195	27,897	45,589	**133,349**
Landscape %	20.61%	19.33%	18.26%	15.01%	**17.8%**
Standard Parking	90	70	102	128	**390**
Accessible Parking	4	3	5	5	**17**
Dock Door Count	20	14	18	36	**88**
Drive-In Door Count	2	3	4	6	**15**

ON-SITE DEVELOPMENT

This application proposes four buildings, 65,448 SF, 37,975 SF, 53,150 SF, and 145,365 SF. No specific tenants are known at this time. The buildings are designed for warehouse/manufacturing uses with supporting office (see attached site plan, C2.1, for specific breakdowns of uses for each building). The site is zoned MG – General Manufacturing and the proposed uses are permitted outright.

The buildings will range from 32' to 38' tall and will all be tilt-up concrete with a decorative scoring pattern and paint scheme (see attached colored perspectives). Storefront entrance systems and windows are proposed along the building façade to help break up the scale of the buildings and have articulation facing the abutting streets. The interior of the site houses loading docks and the trash and recycling areas. The location and design of the trash and recycling areas for each building have been approved by Republic Services, the solid waste hauler (see Exhibit G, letter from Frank Lonergan).

As shown in the table above, 407 parking spaces will be provided to serve the building users (390 standard, 17 accessible). Parking lot landscaping and perimeter landscape materials are proposed in accordance with City code standards.

Several joint water quality and detention areas are proposed on the eastern side of the site, designed to treat the impervious areas created by the four proposed buildings. A series of pipes and catch basins will collect runoff from the parking area and discharge into the pond, promoting water quality and detention for the development.

OFF-SITE DEVELOPMENT

Street Improvements

The proposed development will be served by both SW 118th Avenue and SW Myslony Street. As shown on the attached site plan (C2.1) and street sections (C2.1C), improvements to the north side of SW Myslony Street will include new pavement and base rock, a new concrete curb and gutter, street trees in a 7' landscape strip, and a 6' sidewalk.

SW 118th Avenue is already fully improved, but street trees are needed, and the right-of-way layout is not to the City's current Minor Collector standards. As discussed with City Engineering at the pre-application and scoping meetings, the improvements proposed by the development (street trees and landscaping) will improve the street's current configuration without upsetting the right-of-way layout.

PUBLIC FACILITIES

Stormwater System

The proposed stormwater system is designed to treat and detain runoff to City of Tualatin and Clean Water Services (CWS) requirements. Runoff will be discharged to an existing 18" storm drain located near the northeast corner of the site. As a part of the project, a public main will be extended through the site to serve the parcel located to the west.

Treatment will be provided by both underground filters and vegetated facilities. The filters will be used primarily to treat runoff from the dock areas where grades are too low to drain to above-ground treatment facilities. The filters will be located underground in vaults or manholes. The vegetated facilities located along SW 118th Avenue provide both treatment and detention of runoff. These areas are heavily vegetated and a significant component of the site's landscaping.

Detention of runoff to predeveloped rates will be provided by underground pipes and the vegetated facilities. Control manholes at the vegetated facilities will control the release rate from those areas. Underground pipes in the dock areas will store runoff before being pumped to the treatment filters and released off-site. The pumps are designed to have a pump rate equal to the 2-year and 10-year predeveloped runoff rates.

The storm drain system has been designed to comply with the requirements for future subdivision of the property as shown on the plans. Each of the future parcels will comply, individually, with city and CWS drainage requirements.

See attached utility plans (C2.3A and C2.3B) for details.

Sanitary Sewer System

Sanitary sewer service will be provided by separate connections to each of the four buildings. Building A will connect to the existing public main running along the railroad tracks north of Building A. Buildings B and C will connect to the main in SW 118th Avenue. Building D will connect to the public main to its west. All sanitary sewer service will be gravity drained. No pumps will be required.

Streets

Vehicle access to the site will come from SW Myslony Street and SW 118th Avenue. Truck access will occur at two of the four driveways on SW 118th Avenue and one of the two driveways on SW Myslony Street, with heavy asphalt paving and wider drive aisle widths (60' between buildings B/C and Building D, and 80' between Building A and Building B).

IV. APPROVAL CRITERIA

This application addresses the necessary approval standards of the Tualatin Development Code relevant to Architectural Review for industrial development. As described in the following narrative, the proposal meets the standards of TDC *Chapter 61: General Manufacturing Planning District (MG)* and TDC *Chapter 73: Community Design Standards*.

The following tables identify applicable development standards and how the proposed development satisfies each (see the complete table on the attached site plan, C2.1, for full calculations).

Table IV.2 Development Standards

	City of Tualatin (MG District)	Proposed (Site Total)
Setback Requirements Front Yard Side Yard Rear Yard	 30' 0' to 50' 0' to 50'	(from property line to building) 57' minimum 42' minimum (to parking area) N/A (corner lot)
Parking and Circulation	10' (adjacent to 118th and Myslony) 5' (when internal)	24' minimum
Maximum Structure Height	60'	38'
Landscaping	15% of total site area	17.8% of total site area
Minimum Parking (per 1000 GSF) Warehousing Manufacturing General Office	 0.3 1.6 2.7	Warehousing: Cannot be calculated Manufacturing: Cannot be calculated General Office: Cannot be calculated Average: 1.34
Maximum Parking (per 1000 GSF) Warehousing Manufacturing General Office	Zone B 0.5 None 4.1	
Minimum Bicycle Parking	Warehousing/Manufacturing: 2, or 0.1 per 1,000 GSF, whichever is greater Office: 2, or 0.5 per 1,000 GSF, whichever is greater	61
Percentage of Bicycle Parking to be Covered	First 5 spaces or 30% of parking spaces, whichever is greater	100%

For the purposes of determining parking ratios, the future tenant spaces of Buildings A, B, C, and D have been broken out by different uses (warehousing, manufacturing, and office at varying ratios). The minimum parking ratio has been met and exceeded to ensure that the development can serve its future tenants and allow for flexibility, since the tenants are unknown at this time.

CHAPTER 61: GENERAL MANUFACTURING PLANNING DISTRICT

Section 61.020 Permitted Uses:

No building, structure or land shall be used, except for the following uses as restricted in TDC 61.021.

(1) All uses permitted by TDC 60.020 in the Light Manufacturing Planning District.
Response: The proposed use associated with this development is warehousing and distribution with supporting office; these uses are allowed in the MG district. While future tenants have not been identified, the development will serve warehousing and distribution uses. This standard is met.

CHAPTER 73: COMMUNITY DESIGN STANDARDS

Architectural Review Approval

Section 73.050 Criteria and Standards (1)

(1) In exercising or performing his or her powers, duties, or functions, the Planning Director shall determine whether there is compliance with the following:
- *(a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved;*
- *(b) The proposed design of the development is compatible with the design of other developments in the general vicinity; and*
- *(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 vicinity.*

Response: The proposed development is consistent with the existing industrial development on all sides, all zoned MG and similarly developed. The proposed development has been designed as a high-quality and long lasting development, similar to other Trammell Crow properties. The development will be compatible with future surrounding industrial properties. As shown below and on the enclosed plans, the proposed development meets the applicable standards of the City of Tualatin Development Code. This standard is met.

(2) In making his or her determination of compliance with the above requirements, the Planning Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.
Response: This application includes architectural features as well as utility facilities and public improvements. Mackenzie has worked closely with the City of Tualatin to plan utilities in a manner consistent with City code and beneficial for both the subject site and the surrounding area. This standard is met.

(3) In determining compliance with the requirements set forth, the Planning Director shall consider the effect of his or her action on the availability and cost of needed housing...
Response: The proposed development does not include housing. This standard does not apply.

(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.

Response: The proposed project will make use of a previously developed site that currently contains 23 trees (after demo and erosion control activity completed through those previously issued permits). Due to grading needs and in order to create cohesive, attractive landscaping in the area, the existing trees will be removed and more than replaced after the site is developed. *Section 34.230 Criteria* is addressed in this narrative.

(5) Conflicting Standards. In addition to the MUCOD requirements, the requirements in TDC Chapter 73 (Community Design Standards) and other applicable Chapters apply…

Response: The subject site is not within the MUCOD. This standard does not apply.

Design Standards

Section 73.160 Standards (3)(c)

(1) Pedestrian and Bicycle Circulation:

(b) For Industrial Uses:

(i) a walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet wide and 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 through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.

(iii) Accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane;

(iv) Accessways may be gated for security purposes;

(v) 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.

Response: At several locations along SW 118th Avenue and SW Myslony Street, 8' wide concrete walkways will connect the main entrance of each building to the public ROW, as shown in the attached plans. Within the site, walkways will range from 5' to 8' in width. Each building can be accessed by ADA-compliant walkways in at least one location. This standard is met.

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

Response: Curb ramps will be provided, as shown on the attached site plan (C2.1), where the walkway crosses a curb or drive aisle. This standard is met.

(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 access-ways 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 mate-rial, and be ADA compliant, if applicable.

Response: As shown on the attached site plan, 8' wide striped accessways will be provided between the buildings and SW 118th Avenue and SW Myslony Street; the slope to SW Myslony Street will include stairs with 6" risers. This standard is met.

(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.

Response: No accessways to undeveloped parcels or transit facilities are proposed. This standard does not apply.

(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.

Response: There are no wetlands on the site. This standard does not apply.

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

Response: All accessways will be constructed by the applicant and will be owned and maintained by each lot's future owner once lots are subdivided with a subsequent application. This standard is met.

(2) Drive-up Uses

Response: The use proposed does not include a drive-up facility. This section does not apply.

(3) Safety and Security

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

Response: In order to create a safe environment, the proposed development includes exterior building lighting as well as parking lot lighting (see attached site plan and lighting cut sheets). As shown in the attached architectural plans, windows will be located on at least three elevations of all buildings, thus facing all parking areas and facing as many pedestrian, drive aisle, and loading areas as possible. This standard is met.

(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.

Response: The proposed industrial development will be oriented to the street and public right-of-way along SW 118th Avenue and SW Myslony Street; on building frontages along these streets, additional storefront window systems allow building users the ability to view abutting pedestrian and parking areas. Windows will be visible from the sidewalk (and future sidewalk along the proposed improved SW Myslony Street). In addition (see lighting plan (ES0.01), site lighting will illuminate the building frontages and the parking area in between the building and right-of-way. This standard is met.

(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.

Response: No fish or wildlife habitat areas exist near the site. As shown on the lighting plan (ES0.01), site lighting will illuminate the buildings, loading areas and parking areas allowing these areas to be seen from the right-of-way. This standard is met.

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

Response: As shown in the attached plans (see AA3.1, BA3.1, CA3.1, and DA3.1), building addresses will be mounted at building corners near entrances, clearly visible for building users and from the adjacent rights of way. Separate applications for building and site signage will clearly identify tenant entrances for visitors and site users. This standard is met.

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

Response: As shown in the attached landscape plans (L2.1A and L2.1B), landscaping in the parking areas will meet these standards. Tree canopies will be maintained to be no lower than 8' at grade, and shrub species in vision clearance areas of the parking area will be no higher than 30". This standard is met.

(f) *Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations shall provide a minimum 6' tall security fence or wall.*

Response: The site does not include any of these elements. This standard does not apply.

(4) *Service, Delivery and Screening*

(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.*

Response: As shown in the attached plans, no on-grade electrical or mechanical equipment is proposed. As shown on the attached plans (AA3.3, BA3.3, CA3.3, and DA3.4), all mechanical units will be placed at least 20' back from the edge of the roof, concealed from the line of sight from the street level. This standard does not apply, but is met.

(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.*

Response: As shown on the attached plans, the site does not include any outdoor storage except trash and recycling enclosures. This standard does not apply.

(c) *Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations shall be screened with sight-obscuring fences or walls and landscaping.*

Response: The site does not include any of these elements. This standard does not apply.

(5) *The Federal Americans with Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code' s (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.*

Response: The site plan and building are generated with the knowledge that ADA and OSSC standards must be met during the building permit process. This standard is met.

(6) (a) *All industrial, institutional, retail and office development on a transit street designated in TDC Chapter 11 (Figure 11-5) shall provide either a transit stop pad on-site, or an on-site or*

public sidewalk connection to a transit stop along the subject property's frontage on the transit street.

Response: The proposed project is not on a transit street. This standard does not apply.

(b) In addition to (a) above, new retail, office and institutional uses abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5) shall…

Response: The site is not abutting a major transit stop shown in the figure. This standard does not apply.

Section 73.210 Objectives

(1) Minimize disruption of natural site features such as topography, trees and water features.

Response: The site is currently developed and has been used most recently for a concrete pipe manufacturing facility. There are no natural features such as water features; several trees remain on the site after demolition through the previous demolition and erosion control permits. These trees will be removed during construction; Section 34.230 Tree Removal Criteria is addressed in this narrative. The site's natural features were disturbed during the original development of the site, and no further disruption will occur. This standard is met.

(2) Provide a composition of building elements which is cohesive and responds to use needs, site context, land form, a sense of place and identity, safety, accessibility and climatic factors. Utilize functional building elements such as arcades, awnings, entries, windows, doors, lighting, reveals, accent features and roof forms, whenever possible, to accomplish these objectives.

Response: Generous glazing along the street-facing façades, in combination with extruded storefront entrance systems, will clearly highlight the main entrances for the buildings. (Buildings B, C, and D have their entrances on the eastern façades and have storefront windows with partial wrapping to the north and south façades; Building A has generous glazing on its northern façade, visible from SW Herman Road, with windows partially wrapping to the east and west façades.) Additional windows will be provided along the corner façades to emphasize corners and provide visual interest where potential office areas may occur. All proposed window areas allow building users to view the abutting parking areas. Other building elements, such as reveals, roof forms, and parapets, will be consistent among the park, similar to other such buildings in Tualatin, and will create a cohesive design. The reveals are spaced to create a human scale, align with building elements, create an overall balanced façade, and are consistent between the four buildings. The roof forms will be screened by the parapets; that look is cohesive amongst other tilt concrete buildings in the area. This standard is met.

(3) Where possible, locate loading and service areas so that impacts upon surrounding areas are minimized. In industrial development loading docks should be oriented inward to face other buildings or other loading docks. In commercial areas loading docks should face outward towards the public right-of-way or perimeter of the site or both.

Response: As shown in the attached plans (see C2.1), the loading areas on the site will all be oriented toward each other along the central drive aisle/navigation route between buildings B, C, and D and between buildings A and B. Loading docks will be accessed primarily via the widest entries to the site, the northernmost access point on SW 118th Avenue and the central drive along SW Myslony Street. This standard is met.

(4) Enhance energy efficiency in commercial and industrial development through the use of landscape and architectural elements such as arcades, sunscreens, lattice, trellises, roof overhangs and window orientation.

Response: The provided landscape will improve energy efficiency for the four proposed buildings; where possible, trees will be located on the south and west sides of the buildings to provide shade. Modern, efficient insulation will be used in all buildings according to the ComCheck energy modeling tool, in compliance with the Oregon Energy Code. This standard is met.

(5) Locate and design entries and loading/service areas in consideration of climatic conditions such as prevailing winds, sun and driving rains.

Response: Windows and entries were located on the site for function and accessibility. This standard is met.

(6) Give consideration to organization, design and placement of windows as viewed on each elevation having windows. Surveillance over parking areas from the inside, as well as visual surveillance from the outside in, should be considered in window placement.

Response: In order to create a safe environment, as shown in the attached architectural plans, windows will be located on at least three elevations of all buildings, thus facing all parking areas and facing as many pedestrian, drive aisle, and loading areas as possible. Windows will be visible from the sidewalk (and future sidewalk along the proposed improved SW Myslony Street). This standard is met.

(7) Select building materials which contribute to the project's identity, form and function, as well as to the surrounding environment.

Response: The building materials (concrete tilt-up with reveals, storefront window glazing, and decorative elements such as paint schemes emphasizing the entrances and storefront) are typical of and suitable for similar industrial buildings in the region and area. The materials contribute to the industrial identity of the area with the surrounding industrial uses while providing an attractive site to future warehouse and manufacturing tenants and users. See attached colored perspectives (Exhibit I) for renderings. This standard is met.

(8) Select colors in consideration of lighting conditions and the context under which the structure is viewed, the ability of the material to absorb, reflect or transmit light and the color's functional role (e.g., to identify and attract business, aesthetic reasons, image-building).

Response: The blue and grey color scheme selected for the proposed buildings will create a visually appealing development. The color selection and placement will create a visual balance and add emphasis to the entrances and storefronts of the four buildings. See attached colored perspectives (Exhibit I) for renderings. This standard is met.

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

Response: In order to create a safe environment, as shown in the attached architectural plans, windows will be located on at least three elevations of all buildings, thus facing all parking areas and facing as many pedestrian, drive aisle, and loading areas as possible. Windows will be visible from the sidewalk (and future sidewalk along the proposed improved SW Myslony Street). This standard is met.

(10) Where practicable locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way or other public areas.

Response: In order to create a safe environment, as shown in the attached architectural plans, windows will be located on at least three elevations of all buildings, thus facing all parking areas and facing as many pedestrian, drive aisle, and loading areas as possible. Windows will be visible from the sidewalk (and future sidewalk along the proposed improved SW Myslony Street). In addition, exterior lighting will be located around the site at strategic locations to provide lighting at walkways and near building

windows, allowing pedestrians and other users of the right-of-way to clearly view the buildings and dock areas (see attached plans). This standard is met.

Section 73.220 Standards

(1) Safety and Security

(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 without shining into public rights-of-way or fish and wildlife habitat areas.

Response: As shown in the attached plans, all buildings will be oriented toward street frontages (both SW 118th Avenue and SW Myslony Street). In order to create a safe environment, the proposed development includes exterior building lighting as well as parking lot lighting (see attached lighting plan (ES0.01) and lighting cut sheets). Site lighting will illuminate the building frontages and the parking area in between the building and right-of-way. No fish or wildlife habitat areas exist near the site. This standard is met.

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

Response: As shown in the attached plans (AA3.1, BA3.1, CA3.1, and DA3.1), building addresses will be mounted at building corners near entrances, clearly visible for building users and from the adjacent rights of way. Separate applications for building and site signage will clearly identify tenant entrances for visitors and site users. This standard is met.

(c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, …

Response: As shown in the attached landscape plans (L2.1 through L2.5), landscaping in the parking areas will meet these standards. Tree canopies will be maintained to be no lower than 8' at grade, and shrub species in vision clearance areas of the parking area will be no higher than 30". This standard is met.

Section 73.226 Objectives

(1) Screen elements such as garbage and recycling containers from view.

Response: As shown on the attached plans, five trash/recycling areas are proposed for the buildings (one for each, except two for Building D), providing easy access and maneuverability for the solid waste hauler. These will be placed to the interior of the site within the loading and maneuvering areas and will be screened by sight-obscuring painted concrete tilt-up walls and metal gates as well as sight-obscuring evergreen shrubs. This standard is met.

(2) Ensure storage areas are centrally located and easy to use.

Response: As shown on the attached plans, trash enclosures will be located throughout the site, one or two per building, providing convenient access for both building users and the trash hauler. The trash enclosures are located near entrance doors, loading areas, and parking areas and drive aisles, and have been approved by Republic Services (see Exhibit G, letter from Frank Lonergan). This standard is met.

(3) Meet dimensional and access requirements for haulers.

Response: Republic Services, the trash hauler for the site, requires 20'x10' enclosures with no center posts, in addition to 35"–40" openings for glass carts and user access. Trash containers will be typically 3–4 cubic yard size and are 8' wide and 4'–5' deep. As shown on the attached plans (see details on A8.6), trash enclosures will be 18' by 25', and all include 3' wide openings for carts and pedestrian users. These

have been approved by Republic Services (see Exhibit G, letter from Frank Lonergan). This standard is met.

(4) Designed to mitigate the visual impacts of storage areas.
Response: As shown on the attached plans, trash enclosures will be placed to the interior of the site within the loading and maneuvering areas and will be screened by sight-obscuring painted concrete tilt-up walls and metal gates as well as sight-obscuring evergreen shrubs. This standard is met.

(5) Provide adequate storage for mixed solid waste and source separated recyclables.
Response: As shown, the trash enclosures will accommodate both recycling, glass recycling, and garbage containers. All trash enclosures will accommodate typical Republic Services trash and recycling containers (trash containers will be typically 8' wide and 4'–5' deep). This standard is met. According to City standards, 10 SF of garbage storage per 1,000 SF of building will be provided for each building, as described in Section 73.227 (2) (a) (v) , and have been approved by Republic Services (see Exhibit G, letter from Frank Lonergan). This standard is met.

(6) Improve the efficiency of collection of mixed solid waste and source separated recyclables.
Response: According to Republic Services and City standards, the trash enclosures are designed to efficiently accommodate both trash and recycling containers, and allow convenient access by hauler vehicles. These have been approved by Republic Services (see Exhibit G, letter from Frank Lonergan). This standard is met.

Section 73.227 Standards

(1) The mixed solid waste and source separated recyclables storage standards shall apply to all new or expanded multi-family residential developments containing five or more units and to new or expanded commercial, industrial, public and semi-public development.
Response: The project is a new industrial development. These standards apply and are addressed below. The applicant chose to implement the minimum standards method to demonstrate compliance.

(2) Minimum Standards Method.
(a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below are reviewed through the Architectural Review process.
(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.
Response: As shown on the attached plans, each building is expected to contain tenants of a mix of uses, although no specific tenants are yet known. The calculation below in section 73.227(2)(a)(v) explains the required solid waste storage area for each building. This standard is met.

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

Response: While no tenants are proposed at this time, it is anticipated that each building will contain a mix of warehouse, office, and manufacturing uses. One or two trash enclosures are proposed for each building. This standard is met.

(iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans shall include drawings to illustrate the layout of the storage area and dimensions for containers.

Response: No stacked or vertical storage is proposed. This standard does not apply.

(iv) Multi-family residential developments containing 5-10 units shall provide a minimum storage area of 50 square feet. Multi-family residential developments containing more than 10 units shall provide 50 square feet plus an additional 5 square feet per unit for each unit above 10.

Response: The project does not include any multi-family residential development. This standard does not apply.

(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.

Response: As shown in the table below and in the attached plans (see C2.1), trash enclosure requirements vary by building and use, but tenants of each building will share trash enclosures. The enclosures proposed will be more than adequate and are far more than are required for each building and use. This standard is met.

Trash Enclosure Requirements			
	Use	Trash Enclosures (SF)	
		Required	Provided
Building A	Office	65.45	450
	Manufacturing	294.52	
	Warehouse		
	Total	**369.96**	**450**
Building B	Office	45.57	450
	Manufacturing	159.46	
	Warehouse		
	Total	**215.07**	**450**
Building C	Office	74.41	450
	Manufacturing	207.29	
	Warehouse		
	Total	**291.67**	**450**
Building D	Office	58.15	900 (450 each)
	Manufacturing	784.97	
	Warehouse		
	Total	**853.12**	**900 (450 each)**
Site	**Site Total**	**1,729.84**	**2250**

Response: As shown on the attached plans, trash/recycling areas will be 450 SF each and are proposed for the buildings (one for each, except two for Building D), providing easy access and maneuverability for the solid waste hauler. These will be placed to the interior of the site within the loading and maneuvering areas and will be screened by sight-obscuring painted concrete tilt-up walls and metal gates as well as sight-obscuring evergreen shrubs. Each trash enclosure will be 18'x25', as shown on the attached plans and details (see C2.1 and details on A8.6). The local garbage hauler, Republic Services, has reviewed and approved the proposed design (see Exhibit G, letter from Frank Lonergan). This standard is met.

(6) Location, Design and Access Standards for Storage Areas.

(a) Location Standards

(i) To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.

Response: As shown in the attached plans (see details on A8.6), the trash enclosure areas will include space for recyclables as well as trash. This standard is met.

(ii) Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.

Response: As shown in the attached plans (see details on A8.6), the trash enclosure areas will comply with Building and Fire Code requirements and will be constructed entirely of non-combustible materials. This standard is met.

(iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.

Response: As shown in the attached plans and described above, five trash enclosures will be provided to serve the four buildings; these will all be located in exterior locations. This standard is met.

(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.

Response: As shown in the attached plans (see C2.1), all trash enclosure areas will be located in the loading and drive areas; none are located in the required setbacks or directly adjacent to public streets (they are separated by the landscaped setback). In addition, all trash enclosures will be screened with evergreen arbor vitae shrubs, and the enclosure closest to the public street (SW Myslony Street, on the southwest corner of the site) will be further visually separated from the right-of-way by a cluster of three ash trees, as shown on the attached landscape plans (L2.1 through L2.5). Locations have been approved by Republic Services, as shown in Exhibit G. This standard is met.

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

Response: As shown in the attached plans (see C2.1), all trash enclosure areas will be located in easily accessible, central locations for building users; this is why two enclosures are provided for the largest building, Building D. This standard is met.

(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to TDC 73.227(6)(b)(iii).

Response: As shown in the attached plans (see C2.1), all trash enclosure areas will be located in the loading and drive areas adjacent to parking areas. All required parking spaces will be provided in the parking lots. Trash enclosures will be screened by sight-obscuring painted concrete tilt-up walls and metal gates as well as sight-obscuring evergreen shrubs. This standard does not apply and is met.

(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.

Response: As shown in the attached plans (see C2.1), all trash enclosure areas will be located in easily accessible locations along internal maneuvering areas; use of these areas will not obstruct the required drive aisle width and no pedestrian paths cross their access areas. According to Republic Services standards, all trash enclosures have at least 50' clearance, so trucks can maneuver easily. This standard is met.

(b) Design Standards

(i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.

Response: As shown on the attached plans, and discussed in this narrative, all trash enclosures meet the size requirements of the City and hauler, Republic Services. The site will meet the Minimum Standards method for trash storage, as discussed in this narrative's response to Section 73.227 (2) (A). This standard is met.

(ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.

Response: Storage containers will be provided by Republic Services and will be standard trash and recyclable storage receptacles, made of and covered with waterproof metal and/or plastic. This standard is met.

(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.

Response: As shown on the attached plans, trash/recycling areas will be screened by sight-obscuring painted concrete tilt-up walls and metal gates as well as sight-obscuring evergreen shrubs surrounding the trash and recycling units. Gate openings will be 25' wide. The project is not a multi-family, commercial, public, or semi-public development. This standard is met.

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

Response: As shown in the attached plans (see details on A8.6), the trash enclosures will have concrete footings and concrete slab bases. This standard is met.

(v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.

Response: Storage containers will be provided by Republic Services and will be standard trash and recyclable storage receptacles, clearly labeled. This standard is met.

(c) Access Standards

(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.

Response: According to Republic Services standards, trash enclosures will have gates that open 120 to 180 degrees and have locking mechanisms (some, at full opening overlap, low landscaped areas and curbs; this is allowed by the hauler). Gates can be latched when closed, but storage areas will be accessible to haulers and pedestrians through gates and the pedestrian/cart access openings. This standard is met.

(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.

Response: As shown on the attached plans (see C2.1), the trash enclosure areas will be placed to the interior of the site within the loading and maneuvering areas and will provide easy access and maneuverability for the solid waste hauler. Trash enclosures will not be covered. This standard is met.

(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.

Response: As shown on the attached plans, all trash enclosures will be located in the maneuvering areas near each building but not adjacent to the public streets; no use of the public street will be required for their use. More than one access point is available for each. This standard is met.

Landscaping

Section 73.240 Landscaping General Provisions (3), (11, 13)

(3) The minimum area requirement for landscaping for uses in CO, CR, CC, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total land 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 in accordance with the planning district provisions on the subject property for a fish and wildlife habitat 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.

Response: As shown in the attached Landscape Plan, 17.8% of the site will be landscaped. This standard is met.

(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 un-vegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

Response: All landscaped areas will be covered with living plant materials, including trees, shrubs, and groundcover. Bark mulch will cover ground in the landscaped areas between plantings, suppressing weeds and retaining moisture. No areas will be covered exclusively in bark chips, rock, or stone. There are no disturbed soils on the site. This standard is met.

(13) Landscape plans for required landscaped areas that include fences should carefully integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors.

Response: No fences are proposed for the project. This standard does not apply.

Section 73.250 Tree Preservation

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

Response: No trees, shrubs, groundcover, or vegetation or plant material of any kind will be retained as part of this AR application. This standard does not apply.

(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.

Response: No existing trees or plant materials will remain part of this AR application. The existing development on the site will be removed through the previous demolition and erosion control permits, and the remaining 23 trees will be removed. This standard does not apply.

(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.

Response: No existing trees or plant materials will be preserved. The existing development on the site will be removed through the previous demolition and erosion control permits, and the remaining 23 trees will be removed. This standard does not apply.

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

Response: No existing trees or plant materials will be retained or need fencing protection during construction. This standard does not apply.

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

Response: No trees on the site are designated to be preserved. The existing development on the site will be removed through the previous demolition and erosion control permits, and the remaining 23 trees will be removed. This standard does not apply.

(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.

Response: No trees on the site are designated to be preserved. The existing development on the site will be removed through the previous demolition and erosion control permits, and the remaining 23 trees will be removed. This standard does not apply.

(f) Tree root ends shall not remain exposed.

Response: No trees on the site are designated to be preserved; therefore, no tree root ends will be preserved. The existing development on the site will be removed through the previous demolition and erosion control permits, and the remaining 23 trees will be removed. This standard does not apply.

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

Response: No trees on the site are designated to be preserved. The existing development on the site will be removed through the previous demolition and erosion control permits, and the remaining 23 trees will be removed. This standard does not apply.

(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. Native trees are encouraged

Response: No trees on the site are designated to be preserved. The existing development on the site will be removed through the previous demolition and erosion control permits, and the remaining 23 trees will be removed. These trees will be more than replaced with a blend of native and drought-tolerant, appropriate plants to achieve biodiversity and longevity. This standard does not apply.

(5) Pruning for retained deciduous shade trees shall be in accordance with National Arborist Association "Pruning Standards For Shade Trees," revised 1979.

Response: No deciduous shade trees are designated to be preserved. This standard does not apply.

(6) Except for impervious surface areas, one hundred percent (100%) of the area preserved under any tree or group of trees retained in the landscape plan (as approved through the Architectural Review process) shall apply directly to the percentage of landscaping required for a development.

Response: No trees on the site are designated to be preserved. This standard does not apply.

Section 73.260 Tree and Plant Specifications

(1) The following specifications are minimum standards for trees and plants:

(a) Deciduous Trees:
Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1 1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.

(b) Coniferous Trees.
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.

(c) Evergreen and Deciduous 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.

(d) Groundcovers.
*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.*

(e) Lawns.
Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry. Lawns shall be 100 percent coverage and weed free.

Response: As shown in the attached landscape plans (L2.1 through L2.5), the proposed development includes a variety of appropriate landscaping elements including deciduous trees, coniferous trees, evergreen and deciduous shrubs, and groundcovers. No lawns are proposed. As described on the landscape plans, the proposed tree, shrub, and groundcover varieties will meet the dimensional standards and care described above. These standards are met.

(2) Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book *(latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).*

Response: Landscaping will be installed in accordance with the *Sunset New Western Garden Book* standards and has been designed by a professional landscape architect. This standard is met.

(3) The following guidelines are suggested to ensure the longevity and continued vigor of plant materials:

(a) Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.

(b) Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.

Response: Hardy, drought-resistant plants, appropriate to the site and region, have been selected for the site. Because the site will be redeveloped prior to planting, new soil will be added. The project contractor will test and amend the soil as needed. These guidelines are addressed.

(4) All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.

Response: All plant materials will be new and healthy. This standard is met.

(5) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:

(a) It will not interfere with designated pedestrian or vehicular access; and

(b) It will not constitute a traffic hazard because of reduced visibility.

Response: The selected plant materials are appropriate for the site and climate, and will not interfere with visibility or movement. In clear vision areas, no landscaping will exist within the 30"–8' clear area. Responsibility for maintenance of landscaping is accepted by the property owner. This standard is met.

Section 73.270 Grading

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

Response: Topsoil will be stockpiled during excavation to be used for backfill of landscape areas. Additionally, amendments will be added to the topsoil at that time. This standard is met.

(2) All planting areas shall be graded to provide positive drainage.

Response: As shown on the attached grading plans (see C2.2A and C2.2B), the site is designed to drain to the provided stormwater ponds and storm drains on the eastern edge of the property on SW 118th Avenue. Planting areas will be graded consistently with the rest of the site. This standard is met.

(3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.

Response: All soil, plant, and mulching materials will be contained in landscape areas and surrounded by curbing, and will not cross roadways or walkways. Water on the site's impervious areas will drain directly to storm drains. (See attached plans, C2.3A and C2.3B.) This standard is met.

(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.

Response: As shown on the attached grading plans (see C2.2A and C2.2B), drainage on impervious surfaces will be directed to storm drains distributed across the site, and stormwater facility ponds on the eastern edge of the site on SW 118th Avenue will provide water quality capacity for the entire site. This standard is met.

Section 73.280 Irrigation System Required

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

Response: As shown in the attached plans (see L2.1 through L2.5), the landscaped areas will be irrigated. This standard is met.

Section 73.290 Re-vegetation in Un-landscaped Areas

The purpose of this section is to ensure erosion protection, and in appropriate areas to encourage soil amendment, for those areas not included within the landscape percentage requirements so native plants will be established, and trees will not be lost.

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

Response: The proposed project will make use of a previously developed site, made up primarily of impervious area. Due to grading needs and in order to create cohesive, attractive landscaping in the area, the entire site will be demolished before the project is developed. This standard does not apply.

(2) Plant materials shall be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.

Response: No replanted vegetation is proposed as part of this AR application. The existing development on the site will be removed through the previous demolition and erosion control permits. This standard does not apply.

(3) The use of native plant materials is encouraged to reduce irrigation and maintenance demands.

Response: No replanted vegetation is proposed as part of this AR application. The existing development on the site will be removed through the previous demolition and erosion control permits. This standard does not apply.

(4) Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

Response: All landscaped areas, where required, will be filled with native materials compacted to a level less than areas of structural fill. All landscape areas, including stormwater facilities, will be provided a final layer of amended topsoil that will help facilitate retention of stormwater. This standard is met.

Section 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses

(1) A minimum 5'-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…

Response: As shown on the attached C2.1 sheets, a minimum 5' wide landscaped area will be constructed around all building perimeters. This standard is met.

(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.

Response: The provided walkways are exclusively for pedestrian use, and contain amenities such as shade trees. These are included in the landscape area requirement. This standard is understood.

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

Response: As shown on the attached plans, all areas not identified above are proposed to be landscaped with a variety of materials. This standard is met.

Off-Street Parking Lot Landscaping

Section 73.320 Off-Street Parking Lot Landscaping Standards

(2) Application. Off-street parking lot landscaping standards shall apply to any surface vehicle parking or circulation area.

Response: As shown on the attached landscape plans, all vehicle parking and circulation areas will be landscaped to off-street parking lot landscaping standards and meet the above goals. This standard is met.

Section 73.340 Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District

(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, ….

Response: As shown in the attached landscape plans (L2.1 through L2.5), landscaping in the parking areas will meet these standards. Tree canopies will be maintained to be no lower than 8' at grade, and shrub species in vision clearance areas of the parking area will be no higher than 30". This standard is met.

*(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). For conditional uses in multifamily residential planning districts the landscape width shall be at least 10 feet except for uses allowed by **TDC 40.030(3), 40.030(5)(j), 40.030(5)(m), 40.030(5)(n)** and **41.030(2)**.*

Response: As shown in the attached plans (see C2.1, perimeter landscape areas of 5' to more than 25' will be provided around all parking, circulation, and loading areas. This standard is met.

(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 **TDC 73.360(7)**.*

(ii) Plantings which reach a mature height of 30 inches in three 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.

(iv) Native trees and shrubs are encouraged.

Response: As shown on the attached landscape plans, landscape areas will contain a mix of all of the above plantings. Deciduous trees will be planted at less than 30' on center. Shrubs (of a variety that will reach a mature height of 30" or more in three years) and ground cover will be spaced appropriately to achieve at least 90% coverage within three years. Plantings will include a mixture of native and drought-tolerant appropriate plants to achieve biodiversity and longevity. This standard is met.

(b) Where off-street parking areas on separate lots are adjacent to one another and are connected by vehicular access, the landscaped strips required in subsection (2) of this section are not required.

Response: The site currently comprises only one lot. Through a separate application, the property will be subdivided into four lots, as shown on the attached plans (see C2.0); where

parking areas are adjacent to one another and share drive aisles, no perimeter landscape strips are required or provided.

Section 73.360 Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses

(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)]. Landscape square footage requirements shall not apply to parking structures and underground parking.

Response: As shown on the attached plans (L2.1 through L2.5), 407 parking spaces are proposed; therefore, 10,175 SF of landscape island areas is required. This standard is met through the standard 16'–17' long landscape islands located every 8 or fewer parking spaces, as well as through the landscaped areas at the ends of parking bays. As confirmed with City planner Colin Cortes in phone conversation on January 8, 2014, the City considers any landscape area continued through the horizontal (bumper) line of the parking spaces as a "landscape island area." Across the site, 17,517 SF of "landscape island areas" will be provided in the parking lot. This standard is met.

(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.

Response: As shown in the attached plans, all areas considered toward the landscape island area requirement exceed 5' in width; all provide ample room for the proposed trees and plantings. As shown in the attached landscape plans (L2.1 through L2.5), all landscape island areas will be covered with trees, shrubs, and groundcover. This standard is met.

(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…

Response: For the 407 parking spaces proposed, 102 deciduous shade trees are required. As shown on the landscape plan, 267 deciduous trees will be planted within the parking area (as defined by City planner Colin Cortes in phone conversation on January 8, 2014, this is the area perceived by a "reasonable person" as surrounding the parking spaces, including landscaped areas separated from parking by walkways. This standard is met.

(4) Landscaped islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. …

Response: As shown on the attached plans, typical landscape islands are proposed spaced every 8 or fewer parking spaces, as well as through landscaped areas at the ends of parking bays. This standard is met.

(5) Required landscaped areas shall be planted so as to achieve 90 percent coverage within three years.

Response: Shrubs and ground cover will be spaced appropriately to achieve at least 90% coverage within three years. This standard is met.

Section 73.370 Off-Street Parking and Loading

(2) Off-Street Parking Provisions.

(a) The following are the minimum and maximum requirements for off-street motor vehicle parking in the City. . .

USE	MINIMUM MOTOR VEHICLE PARKING REQUIREMENT	MAXIMUM MOTOR VEHICLE PARKING REQUIREMENT	BICYCLE PARKING REQUIREMENT
Commercial			
(vi) General office	2.70 spaces per 1,000 sq. ft. of gross floor area	Zone A: 3.4 spaces per 1,000 sq. ft. gross floor area Zone B: 4.1 spaces per 1,000 sq. ft. gross floor area	2, or 0.50 spaces per 1,000 gross sq. ft. whichever is greater
Industrial			
(i) Manufacturing	1.60 spaces per 1,000 sq. ft. of gross floor area	None	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater
(ii) Warehousing	0.30 spaces per 1,000 sq. ft. of gross floor area	Zone A: 0.4 spaces per 1,000 sq. ft. gross floor area Zone B: 0.5 spaces per 1,000 sq. ft. gross floor area	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater
(iii) Wholesale establishment	3.00 spaces per 1,000 sq. ft. of gross floor area	None	2, or 0.50 spaces per 1,000 gross sq. ft., whichever is greater

Response: While no tenants have been identified, the proposed buildings will accommodate a mix of manufacturing, warehousing, and office uses (see the table on sheet C2.1 for full details and uses by building). This assumption provides a flexible amount of parking spaces for likely future users. The proposed parking (407 spaces across the site) exceeds minimum requirements (349.2 spaces), in order to provide adequate parking for likely future users, but does not exceed the maximum (465.4 spaces) for these uses and building sizes. Additionally, 61 bicycle parking spaces are proposed, 100% of which (61) will be covered by the building canopy, meeting the 30% coverage requirement. This standard is met.

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

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

Response: As shown on the attached plans (see C2.1A and C2.1B), 16 carpool/vanpool spaces will be provided across the site, distributed proportionately by building (exceeding the requirement of 15.7 stalls). This standard is met.

73.380 Off-Street Parking Lots

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

Response: Of the proposed 407 parking spaces, most will be larger-than-standard 9'x19.5' parking stalls (9' wide, 17' long striped pervious area plus a 2.5' landscaped overhang protected by bumper). In some areas, stalls will be 9'x18.5' (16' stripes with a 2.5' overhang). This standard is met.

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

Response: No sub-compact stalls are proposed. This standard is met.

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

Response: As shown on the attached plans, typical landscape islands are proposed to be spaced every 8 or fewer parking spaces, as well as through landscaped areas at the ends of parking bays. This standard is met.

(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.

Response: As shown in the attached grading and utility plans (the C2.2 and C2.3 plans), water from the paved vehicle areas will drain to storm drains in order to avoid the flow of water across pedestrian walkways; storm lines will flow into the on-site water quality and detention facilities. This standard is met.

(5) Except for parking to serve residential uses, parking areas adjacent to or within residential planning districts or adjacent to residential uses shall be designed to minimize disturbance of residents.

Response: The site does not abut any residential uses. This standard does not apply.

(6) Artificial lighting, which may be pro-vided, shall be deflected to not shine or create glare in a residential planning district, an adjacent dwelling, street right-of-way in such a manner as to impair the use of such way or a Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor.

Response: The project site does not abut residential uses. Site lighting is designed to not impair drivers along SW Myslony Street or SW 118th Avenue. As shown on the attached lighting plan (ES0.01), foot-candle levels will be low at the edges of parking and drive areas abutting the property line and right-of-way. This standard is met.

(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 f or pedestrians and vehicular traffic on the site.

Response: Service drives are designed to facilitate the flow of traffic and provide maximum safety on this site. This standard is met.

(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.

Response: As shown on the attached plans, curbing will be provided in front of all parking stalls to protect pedestrians and landscape material (except in front of several ADA stalls, where wheel stops exist to protect the depressed ramp in front of the stalls). This standard is met.

(10) Disability parking spaces and accessibility shall be provided in accordance with applicable federal and state requirements.

Response: As shown on the attached plans (see sheet C2.1), 17 ADA parking spaces will be provided with this development. This standard is met.

(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.

Response: As shown on the attached plans (see C2.1, C2.1A, and C2.1B), drive aisles on the site provide access to parking areas with regular parking spaces. Drive aisles range from 23' to 50' wide; most of them are 26' wide to accommodate the site's expected truck traffic, as well as vehicles and the garbage hauler's trucks. This standard is met.

Section 73.390 Off-Street Loading Facilities

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

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

Response: Three off-street loading berths are required for industrial uses with floor area of 60,000 SF and over; the project includes more than 300,000 SF of building floor area. As shown on the attached plans, each building has dedicated concrete dock aprons and loading berths; the site total is 94 berths (20 for Building A, 15 for Building B, 21 for Building C, and 38 for Building D). This standard is met.

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

- *(a) Commercial, public and semi-public uses of 5,000 to 25,000 square feet shall be 12' x 25' and uses greater than 25,000 shall be 12' x 35'*
- *(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.*

Response: As shown on the attached plans (see the C2.1 plans), the loading berths are a minimum of 12.5' wide by 60' long. The first 50' of loading spaces will be constructed of heavy duty pavement over a 4" crushed aggregate base (see plans for details), to provide a strong support for the truck pads to rest on. The 60' long loading spaces are separated by 60'–70' drive aisles between buildings. This standard is met.

(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.

Response: As shown on the attached plans (see landscape plans), all loading areas will be screened with landscape areas at their ends (not obscuring clear vision areas), planted with sight-obscuring evergreen trees and shrubs. In addition, the loading areas of buildings B, C, and D will be screened from SW 118th Avenue by buildings B and C; the loading area of Building A will be partially screened by buildings B and C. This standard is met.

(4) Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.

Response: This standard is accepted as a condition of use. This standard is met.

(5) A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of a school or child day care center having a capacity greater than 25 students.

Response: The proposed development does not include a school or day care. This standard does not apply.

(6) The off-street loading facilities shall in all cases be on the same lot or parcel as the structure they are intended to serve. In no case shall the required off-street loading spaces be part of the area used to satisfy the off-street parking requirements.

Response: The off-street loading spaces are not part of the off-street parking areas. This standard is met.

(7) Subject to Architectural Review approval, the Community Development Director may allow the standards in this Section to be relaxed within the Central Design District…

Response: The property is not located within the Central Design District. No adjustments to the loading standards are requested. This standard does not apply.

Section 73.400 Access

(1) The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.

Response: The provision and maintenance of vehicular and pedestrian accesses on the site will be maintained throughout construction. This standard is understood and is met.

(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. Copies of said deeds, easements, leases or contracts shall be placed on permanent file with the City Recorder.

Response: This application does not include subdivision of the site; the applicant will own all buildings and access areas until buildings are constructed. The property will be subdivided for future building owners as part of a separate subdivision application; at that time, access easements will be recorded. Future easements are shown on the attached plans (see C2.1, C2.1A, and C2.1B). This standard does not apply as part of this application.

(3) Joint and Cross Access.

(a) Adjacent commercial uses may be required to provide cross access drive and pedestrian access to allow circulation between sites.

Response: There are no commercial uses adjacent to the site. This standard does not apply.

(b) A system of joint use driveways and cross access easements may be required and may incorporate the following:

(i) a continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards.

(ii) a design speed of 10 mph and a maximum width of 24 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;

(iii) stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive;

(iv) a unified access and circulation system plan for coordinated or shared parking areas.

Response: The property will be under one ownership until buildings are constructed. However, the property will be subdivided for future building owners as part of a separate subdivision application, and the future proposed easements shown on C2.1, C2.1A, and C2.1B will allow access according to the above standards. This standard does not apply as part of this application.

(c) Pursuant to this section, property owners may be required to:

(i) Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;

(ii) Record an agreement with the deed that remaining access rights along the roadway will be dedicated to the city and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;

(iii) Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners;

(iv) If (i-iii) above involve access to the state highway system or county road system, ODOT or the county shall be contacted and shall approve changes to (i-iii) above prior to any changes.

Response: These standards will be met if they apply.

(4) Requirements for Development on Less than the Entire Site.

(a) To promote unified access and circulation systems, lots and parcels under the same ownership or consolidated for the purposes of development and [comprising] more than one building site shall be reviewed as one unit in relation to the access standards. The number of access points permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage. All necessary easements, agreements, and stipulations shall be met. This shall also apply to

phased development plans. The owner and all lessees within the affected area shall comply with the access requirements.

Response: This application addresses the entire Southwest Industrial Park site. This standard is met.

(b) All access must be internalized using the shared circulation system of the principal commercial development or retail center. Driveways should be designed to avoid queuing across surrounding parking and driving aisles.

Response: This project does not include a commercial development or retail center. This standard does not apply.

(5) Lots that front on more than one street may be required to locate motor vehicle accesses on the street with the lower functional classification as determined by the City Engineer.

Response: As shown on the attached plans, driveways will be provided on both SW 118th Avenue and SW Myslony Street, as discussed at the City scoping meeting, pre-application conference, and recommendations. This standard is understood.

*(6) Except as provided in **TDC 53.100**, all ingress and egress shall connect directly with public streets. [Ord. 882-92, § 24,12/14/92]*

Response: As shown on the attached plans, all ingress and egress routes connect directly with SW 118th Avenue or SW Myslony Street. This standard is met.

(7) Vehicular access for residential uses shall be brought to within 50 feet of the ground floor entrances or the ground floor landing of a stairway, ramp or elevator leading to dwelling units.

Response: The project does not include any residential uses. This standard does not apply.

(8) To afford safe pedestrian access and egress for properties within the City, 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, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks shall be constructed to a design and in a manner approved by the City Engineer. Sidewalks approved by the City Engineer may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks shall provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction shall include construction of the curb and gutter section to grades and alignment established by the City Engineer.

Response: Sidewalks currently exist on SW 118th Avenue; this project will include the development of half street improvements on the north side of SW Myslony Street. As shown in the attached plans (sections C2.1C), these improvements will include sidewalks and meet the City's Major Collector standards. The sidewalks on SW 118th Avenue will remain, despite their location not being to the City's Minor Collector standards; according to discussions with City Engineering at the pre-application and scoping meetings, the applicant expects that this configuration will be acceptable. This standard is met.

(9) The standards set forth in this Code are minimum standards for access and egress, and may be increased through the Architectural Review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety, and general welfare.

Response: This standard is understood.

(10) Minimum access requirements for residential uses:

Response: The proposed project is for an industrial use. This standard does not apply.

(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses.

Response: The proposed project is for an industrial use. This standard does not apply.

(12) Minimum Access Requirements for Industrial Uses.

Ingress and egress for industrial uses shall not be less than the following:

Required Parking Spaces	*Minimum Number Required*	*Minimum Pavement Width*	*Minimum Pavement Walkways, Etc.*
1-250	*1*	*36 feet for first 50' from ROW, 24' thereafter*	*No curbs or walkway required*
Over 250	*As required by City Engineer*	*As required by City Engineer*	*As required by City Engineer*

Response: More than 250 parking spaces are proposed (407). The project includes 6 vehicular accessways into the site for cars and trucks; this configuration was discussed with the City Engineer in the project scoping meeting, pre-application conference, and follow-up communication.

(13) One-way Ingress or Egress.

When approved through the Architectural Review process, one-way ingress or egress may be used to satisfy the requirements of Subsections (7), (8), and (9). However, the hard surfaced pavement of one-way drives shall not be less than 16 feet for multi-family residential, commercial, or industrial uses.

Response: Neither one-way ingress nor egress is proposed. This standard does not apply.

(14) Maximum Driveway Widths and Other Requirements.

(a) Unless otherwise provided in this chapter, maximum driveway widths shall not exceed 40 feet.

Response: As shown in the attached plans (see dimensions on C2.1A and C2.1B), driveway openings on the site range from 30' to 40' as measured by the City of Tualatin Approach Private Driveway diagram. This standard is met.

(b) Except for townhouse lots, no driveways shall be constructed within 5 feet of an adjacent property line, except when two adjacent property owners elect to provide joint access to their respective properties, as provided by Subsection (2).

Response: As shown on the attached plans, no driveways are within 5' of adjacent property lines. This standard is met.

(c) There shall be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Engineer.

Response: As shown on the attached plans, all driveways are located at least 180' from one another. This standard is met.

(15) Distance between Driveways and Intersections.

Except for single-family dwellings, the minimum distance between driveways and intersections shall be as provided below. 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.

Response: As shown on the attached plans (see C2.1), driveways on the site are located a minimum of 216' from the intersection of SW Myslony Street and SW 118th Avenue, Major and Minor collector streets, respectively. This standard is met.

(b) At the intersection of two local streets, driveways shall be located a minimum of 30 feet from the intersection.

Response: The site is not located at the intersection of two local streets. This standard does not apply.

(c) If the subject property is not of sufficient width to allow for the separation between driveway and intersection as provided, the driveway shall be constructed as far from the intersection as possible, while still maintaining the 5-foot setback between the driveway and property line as required by TDC 73.400(14)(b).

Response: The driveways on the site meet the driveway and intersection separation standards. This standard does not apply.

*(d) When considering a public facilities plan that has been submitted as part of an Architectural Review plan in accordance with **TDC 31.071(6)**, the City Engineer may approve the location of a driveway closer than 150 feet from the intersection of collector or arterial streets, based on written findings of fact in support of the decision. The written approval shall be incorporated into the decision of the City Engineer for the utility facilities portion of the Architectural Review plan under the process set forth in **TDC 31.071** through **31.077**.*

Response: No proposed driveways on the site are less than 150' from an intersection. This standard does not apply.

(16) Vision Clearance Area.

*(a) Local Streets - A vision clearance area for all local street intersections, local street and driveway intersections, and local street or driveway and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 10 feet from the intersection point of the right-of-way lines, as measured along such lines (see **Figure 73-2** for illustration).*

Response: The site does not abut any local streets. This standard does not apply.

*(b) Collector Streets - A vision clearance area for all collector/arterial street intersections, collector/arterial street and local street intersections, and collector/arterial street and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 25 feet from the intersection point of the right-of-way lines, as measured along such lines. Where a driveway intersects with a collector/arterial street, the distance measured along the driveway line for the triangular area shall be 10 feet (see **Figure 73-2** for illustration).*

Response: As shown in the attached landscape plans (L2.1 through L2.5), no landscaping between 30" and 8' high will exist in the clear vision areas (10' back from the collector streets the driveways abut, 25' along the streets). This standard is met.

(c) Vertical Height Restriction - Except for items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction shall be

*permitted between 30 inches and 8 feet above the established height of the curb in the clear vision area (see **Figure 73-2** for illustration).*

Response: As shown in the attached landscape plans (L2.1 through L2.5), landscaping in the driveway entrances and ends of parking aisles will meet these standards. Tree canopies will be maintained to be no lower than 8' at grade, and shrub species in vision clearance areas of the parking area will be no higher than 30". This standard is met.

(17) Major driveways, as defined in 31.060, in new residential and mixed-use areas are required to connect with existing or planned streets except where prevented by topography, rail lines, freeways, pre-existing development or leases, easements or covenants, or other barriers.

Response: The project is not in a new residential or mixed-use area. This standard does not apply.

CHAPTER 34: SPECIAL REGULATIONS

Tree Removal Criteria

Section 34.230 Criteria

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

(1) An applicant must 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 esthetic 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 esthetic 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.

Response: Criterion (c) applies to this project. As demonstrated in the attached plans (see existing conditions C2.0 and site plans on C2.1, C2.1A, and C2.1B), following demolition of the existing development, 23 trees will exist on the site and must be removed to accommodate the proposed development and ensure the most efficient use of the site. These trees would be damaged during construction due to their proximity to grading and improvements of the proposed development, and do not blend with the surrounding and proposed landscaping. In addition, by removing and replacing the existing trees on the site, more cohesive and location-appropriate plantings can be provided for the project, creating a more visually appealing site.

(2) If none of the conditions in TDC 34.240(1) are met, the Community Development Director shall evaluate the condition of each tree based on the following criteria…

Response: Condition (1) (c) is met. This standard does not apply.

V. SUMMARY

The proposed four industrial buildings meet all applicable Architectural Review standards. The development will be compatible with current and existing surrounding uses, and is designed to comply with the zoning requirements of the General Manufacturing District. This application complies with City requirements, will result in economic growth for the area, and merits approval as requested.

APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to	
Name: Suzannah Stanley	Title: Land Use Planner
Address: 1515 SE Water Ave, Portland 97214	E-mail address: sstanley@mcknze.com
Phone Number: 503-224-9560	Fax Number:
Applicant's Name: Steve Sieber, Trammell Crow	E-mail address: ssieber@trammellcrow.com
Address: Portland Development II, Inc.	1300 SW 5th Ave, Portland OR 97201
Phone Number: 503-946-4972	Fax Number:
Applicant's Signature:	Date:
Property Owner's Name: Hanson Pipe & Precast, LLC	Phone Number: 972-657-4366
Address: c/o Lehigh Hanson, Inc. 300 E John Carpenter Fwy, Ste 1645, Irving TX 75062	
Property Owner's Signature:	Date: 1/14/2014
(NOTE: Letter of authorization is required if not signed by owner.)	
Architect Mackenzie	E-mail address: rthompson@mcknze.com
Address: 1515 SE Water Ave, Portland 97214	
Phone Number: 503-224-9560	Fax Number:
Landscape Architect: Mackenzie	E-mail address: stuttle@mcknze.com
Address: 1515 SE Water Ave, Portland 97214	
Phone Number: 503-224-9560	Fax Number:
Engineer: Mackenzie	E-mail address: tmcguire@mcknze.com
Address: 1515 SE Water Ave, Portland 97214	
Phone Number: 503-224-9560	Fax Number:
Project Title: Southwest Industrial Park	
Project Address: SW 118th Avenue and SW Myslony Street	
Brief Project Description: Construct four concrete tilt-up industrial buildings at the former concrete pipe manufacturing plant site.	
Proposed Use: Warehouse/manufacturing/office	
VALUE OF IMPROVEMENTS: $ 11,000,000	

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 PROPERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION AND LAND USE.

APPLICANT'S SIGNATURE _____ DATE 01.14.14

Case No. _____ Date Received _____ Application Complete as of _____
Received by _____ Receipt No. _____ ARB hearing date (if applicable) _____
Fee: complete review ($111- $4829) _____ Posting verification _____
9 copies of drawings (folded) _____ 1 reproducible 8½ x 11" site, grading, LS, Public Facilities plan _____
1 reproducible 8½" X 11" vicinity map __ Neighborhood / Developer meeting materials _____

GENERAL INFORMATION	
Site Address:	SW 118th Avenue and SW Myslony Street
Assessor's Map and Tax Lot #:	2S122C001200
Planning District:	MG
Parcel Size:	17.23 AC
Property Owner:	Hanson Pipe and Precast, LLC
Applicant:	Trammell Crow Portland Development II, Inc.
Proposed Use:	Manufacturing, Warehousing, supporting Office

ARCHITECTURAL REVIEW DETAILS	
☐ Residential ☐ Commercial ☒ Industrial	
Number of parking spaces:	393
Square footage of building(s):	301,938
Square footage of landscaping:	118,264
Square footage of paving:	330,154
Proposed density (for residential):	n/a

For City Personnel to complete:

Staff contact person:

CITY OF TUALATIN FACT SHEET

General

Proposed use: Manufacturing, Warehousing, supporting Office

Site area:	17.23 acres	Building footprint:	301,938 sq. ft.
Development area:	17.23 acres Sq. ft.	Paved area:	330,154 sq. ft.
		Development area coverage:	40.24 %

Parking

Spaces required (see TDC 73.400)
(example: warehouse @ 0.3/1000 GFA)
office @ 2.7 /1000 GFA = 164.4
manuf. @ 1.6 /1000 GFA = 138.4
warehou @ 0.3 /1000 GFA = 46.4
Total parking required: 349.2 spaces
Handicapped accessible = 8
Van pool = 1
Compact = *(max. 35% allowed)* =
Loading berths = 2

Spaces provided:
Total parking provided: 393 spaces
Standard = 376
Handicapped accessible = 17
Van pool =
Compact = 0
Loading berths = 94

Bicycles

Covered spaces required: 16.4	Covered spaces provided: 60

Landscaping

Landscaping required: 15 % of dvpt. area 112,553 Square feet	Landscaping provided: 15.76 % of dvpt. area 118,264 Square feet
Landscaped parking island area required: 25 SF/stall 9,825 SF	Landscaped parking island area provided: % ?? SF

Trash and recycling facility

Minimum standard method: 1,729.8 square feet required.	2,250 SF provided
Other method: _____ square feet	

For commercial/industrial projects only

Total building area:	301,938 sq. ft.	2nd floor:	sq. ft.
Main floor:	301,938 sq. ft.	3rd floor:	sq. ft.
Mezzanine:	sq. ft.	4th floor:	sq. ft.

For residential projects only

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

ARCHITECTURAL REVIEW
CERTIFICATION OF SIGN POSTING

The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, and Blue 0.** Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the SW Industrial Park project, I hereby certify that on this day, 1/22/13, 1 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: Suzannah Stanley
(PLEASE PRINT)

Applicant's Signature: Suzannah Stanley

Date: 1/22/13

AR-14-02

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.

RECEIVED
OCT 28 2013
By

Clean Water Services

Clean Water Services File Number
13-002627

Sensitive Area Pre-Screening Site Assessment

1. **Jurisdiction:** Tualatin

2. **Property Information** *(example 1S234AB01400)*
Tax lot ID(s): 2S122C001200
Site Address: SW 118th and SW Myslony St
City, State, Zip: Tualatin, OR
Nearest Cross Street: SW Myslony St

3. **Owner Information**
Name: Steve Sieber
Company: Trammel Crow Co
Address: 1300 SE 5th Ave Ste 3050
City, State, Zip: Portland, OR 97201
Phone/Fax: 503-496-4978
E-Mail: ssieber@trammellcrow.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
Revision to pre-screen for CWS file 13-002627

5. **Applicant Information**
Name: Suzannah Stanley
Company: Mackenzie.
Address: 1515 SE Water Ave
City, State, Zip: Portland, OR 97214
Phone/Fax: 503-224-9560
E-Mail: sstanley@mcknze.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**
Project will include 1) demoltion; 2) site development (incl. frontage improvements); 3) buildings.

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 Suzannah Stanley **Print/Type Title** Land Use Planner

ONLINE SUBMITTAL **Date** 10/28/2013

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 11/04/13

updated SPL with additional project specifics LH

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

NOTICE OF NEIGHBORHOOD MEETING

December 12, 2013

Re: **Southwest Industrial Park**

Dear Interested Party:

Mackenzie is representing the owner of the property located at 19585 SW 118th Avenue. We are considering applying for an Architectural Review for a new industrial park at this location.

Prior to applying to the City of Tualatin for the necessary land use approvals, we would like to discuss the proposal in more detail with the surrounding property owners and residents. You are invited to attend a meeting on January 8, 2014 at:

Juanita Pohl Center, Multi-Purpose Room
8513 SW Tualatin Road
Tualatin, Oregon 97062
5:00 PM

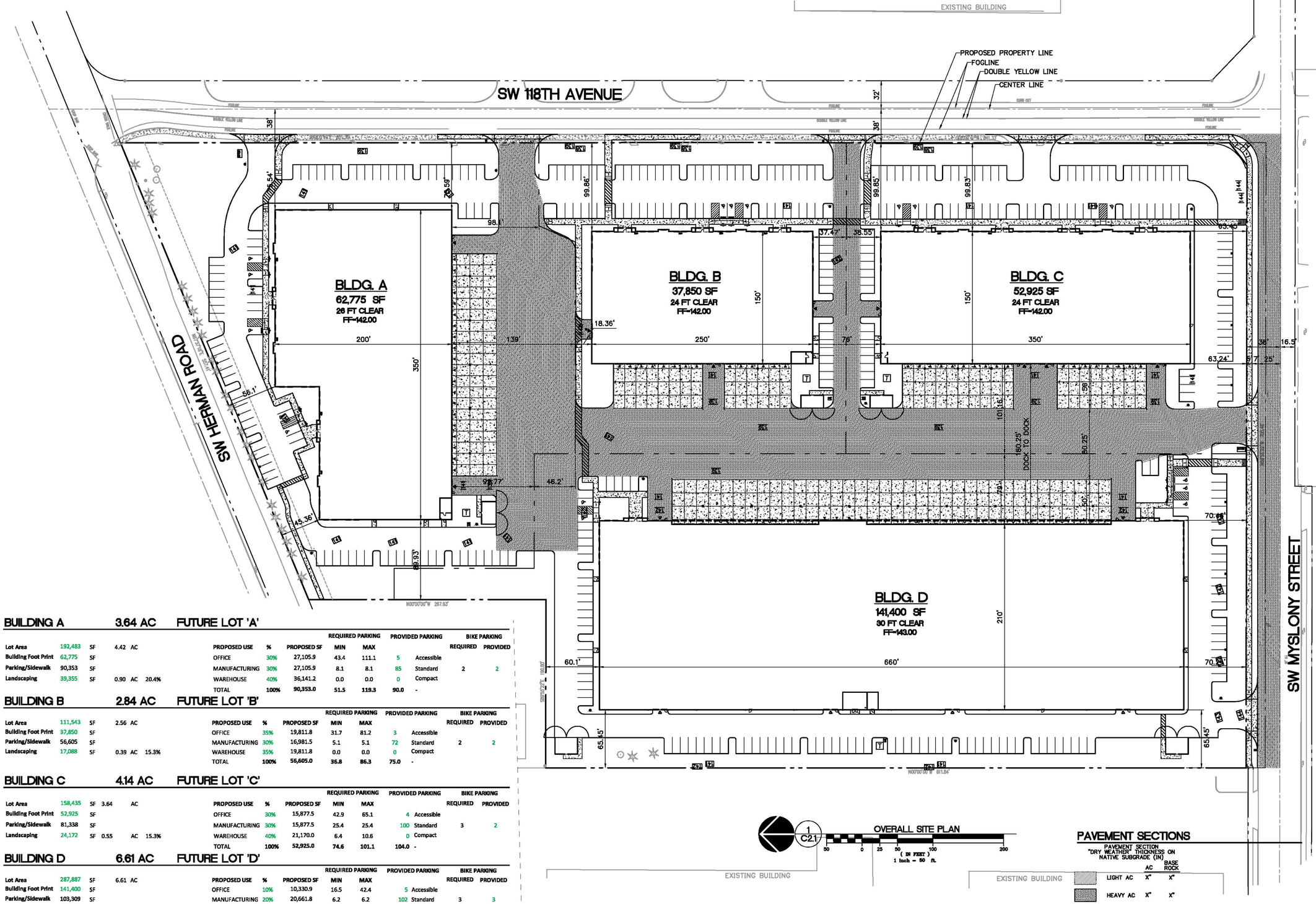
Please notice this will be an informational meeting on preliminary plans. These plans may be altered prior to the submittal of the application to the City.

We look forward to more specifically discussing the proposal with you. Please call (503) 224-9560 if you have any questions.

Sincerely,

Suzannah Stanley
Land Use Planner

Enclosure: Preliminary Site Plan



BUILDING A — 3.64 AC — FUTURE LOT 'A'

Lot Area	192,483	SF	4.42	AC
Building Foot Print	62,775	SF		
Parking/Sidewalk	90,353	SF		
Landscaping	39,355	SF	0.90	AC 20.4%

			REQUIRED PARKING		PROVIDED PARKING		BIKE PARKING	
PROPOSED USE	%	PROPOSED SF	MIN	MAX			REQUIRED	PROVIDED
OFFICE	30%	27,105.9	43.4	111.1	5	Accessible		
MANUFACTURING	30%	27,105.9	8.1	8.1	85	Standard	2	2
WAREHOUSE	40%	36,141.2	0.0	0.0	0	Compact		
TOTAL	100%	90,353.0	51.5	119.3	90.0	-		

BUILDING B — 2.84 AC — FUTURE LOT 'B'

Lot Area	111,543	SF	2.56	AC
Building Foot Print	37,850	SF		
Parking/Sidewalk	56,605	SF		
Landscaping	17,088	SF	0.39	AC 15.3%

			REQUIRED PARKING		PROVIDED PARKING		BIKE PARKING	
PROPOSED USE	%	PROPOSED SF	MIN	MAX			REQUIRED	PROVIDED
OFFICE	35%	19,811.8	31.7	81.2	3	Accessible		
MANUFACTURING	30%	16,981.5	5.1	5.1	72	Standard	2	2
WAREHOUSE	35%	19,811.8	0.0	0.0	0	Compact		
TOTAL	100%	56,605.0	36.8	86.3	75.0	-		

BUILDING C — 4.14 AC — FUTURE LOT 'C'

Lot Area	158,435	SF	3.64	AC
Building Foot Print	52,925	SF		
Parking/Sidewalk	81,338	SF		
Landscaping	24,172	SF	0.55	AC 15.3%

			REQUIRED PARKING		PROVIDED PARKING		BIKE PARKING	
PROPOSED USE	%	PROPOSED SF	MIN	MAX			REQUIRED	PROVIDED
OFFICE	30%	15,877.5	42.9	65.1	4	Accessible		
MANUFACTURING	30%	15,877.5	25.4	25.4	100	Standard	3	2
WAREHOUSE	40%	21,170.0	6.4	10.6	0	Compact		
TOTAL	100%	52,925.0	74.6	101.1	104.0	-		

BUILDING D — 6.61 AC — FUTURE LOT 'D'

Lot Area	287,887	SF	6.61	AC
Building Foot Print	141,400	SF		
Parking/Sidewalk	103,309	SF		
Landscaping	43,178	SF	0.99	AC 15.0%

			REQUIRED PARKING		PROVIDED PARKING		BIKE PARKING	
PROPOSED USE	%	PROPOSED SF	MIN	MAX			REQUIRED	PROVIDED
OFFICE	10%	10,330.9	16.5	42.4	5	Accessible		
MANUFACTURING	20%	20,661.8	6.2	6.2	102	Standard	3	3
WAREHOUSE	70%	72,316.3	0.0	0.0	0	Compact		
TOTAL	100%	103,309.0	22.7	48.6	107.0	-		

TOTAL SITE — 17.58 AC

Lot Area	765,778	SF	17.58	AC		PROVIDED PARKING		BIKE PARKING
Right-of-Way Dedication	15,433	SF						REQUIRED PROVIDED
Net Developable Area	750,345	SF	17.23	AC		17	Accessible	
Building Foot Print	294,950	SF				359	Standard	9 9
Parking/Sidewalk	331,605	SF				0	Compact	
Landscaping	123,793	SF	2.84	AC	16.2%	376	-	

PARKING RATES

	MIN.	MAX.
OFFICE	2.7 / 1,000	4.1 / 1,000
MANUFACTURING	1.6 / 1,000	NO MAX
WAREHOUSE	0.3 / 1,000	0.5 / 1,000
BICYCLE	1/40 CAR PARKING	

1 C2.1 OVERALL SITE PLAN

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PAVEMENT SECTIONS

PAVEMENT SECTION "DRY WEATHER" THICKNESS ON NATIVE SUBGRADE (IN)

	AC	BASE ROCK
LIGHT AC	X"	X"
HEAVY AC	X"	X"

• PAVEMENT SECTIONS ARE CAPABLE OF SUPPORTING A 75,000 LB FIRE TRUCK

•• MISC. SITE CONCRETE TO BE 6" THICK OVER MIN. 2" LEVELING COARSE MIN. 3,500 PSI W/ #4 @ 24" O.C.

NOTE: CONTRACTOR RESPONSIBLE FOR PROTECTION OF EXISTING PAVEMENT

Architecture ▪ Interiors
Planning ▪ Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993
www.mcknze.com

MACKENZIE.
DESIGN DRIVEN | CLIENT FOCUSED

Client

Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED PROFESSIONAL ENGINEER 11,732 OREGON JULY 10, 1992 TIMOTHY W. McGUIRE
EXP. DATE 12/31/

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
OVERALL SITE PLAN

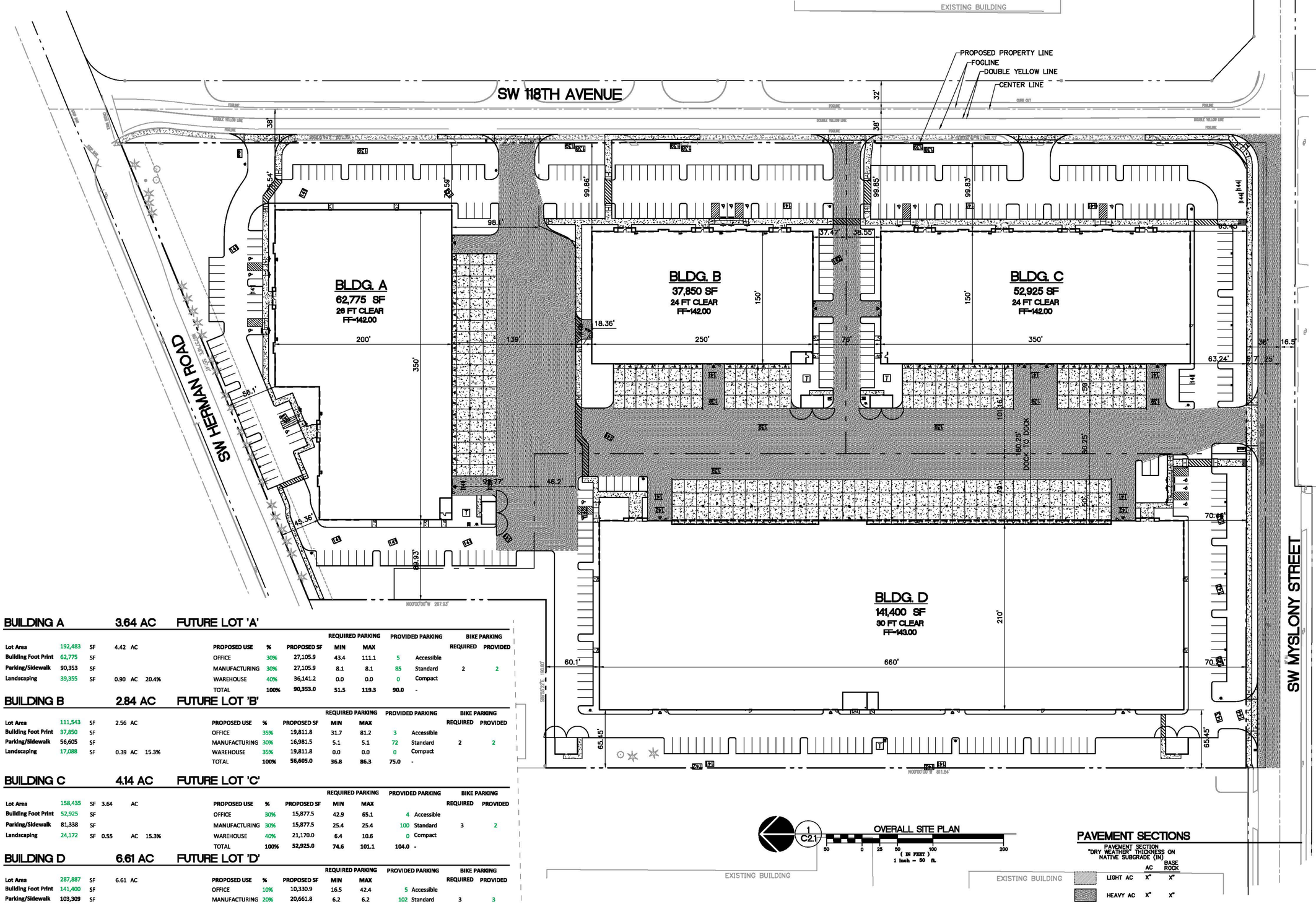
DRAWN BY: BTS

CHECKED BY: RLF

SHEET:
C2.1

JOB NO. 2130324.00

2130324.00\CIVIL\324C2_1.DWG SMH 12/11/13 09:42 1:50



BUILDING A — 3.64 AC — FUTURE LOT 'A'

Lot Area	192,483	SF	4.42	AC
Building Foot Print	62,775	SF		
Parking/Sidewalk	90,353	SF		
Landscaping	39,355	SF	0.90	AC 20.4%

			REQUIRED PARKING		PROVIDED PARKING		BIKE PARKING	
PROPOSED USE	%	PROPOSED SF	MIN	MAX			REQUIRED	PROVIDED
OFFICE	30%	27,105.9	43.4	111.1	5	Accessible		
MANUFACTURING	30%	27,105.9	8.1	8.1	85	Standard	2	2
WAREHOUSE	40%	36,141.2	0.0	0.0	0	Compact		
TOTAL	100%	90,353.0	51.5	119.3	90.0	-		

BUILDING B — 2.84 AC — FUTURE LOT 'B'

Lot Area	111,543	SF	2.56	AC
Building Foot Print	37,850	SF		
Parking/Sidewalk	56,605	SF		
Landscaping	17,088	SF	0.39	AC 15.3%

			REQUIRED PARKING		PROVIDED PARKING		BIKE PARKING	
PROPOSED USE	%	PROPOSED SF	MIN	MAX			REQUIRED	PROVIDED
OFFICE	35%	19,811.8	31.7	81.2	3	Accessible		
MANUFACTURING	30%	16,981.5	5.1	5.1	72	Standard	2	2
WAREHOUSE	35%	19,811.8	0.0	0.0	0	Compact		
TOTAL	100%	56,605.0	36.8	86.3	75.0	-		

BUILDING C — 4.14 AC — FUTURE LOT 'C'

Lot Area	158,435	SF	3.64	AC
Building Foot Print	52,925	SF		
Parking/Sidewalk	81,338	SF		
Landscaping	24,172	SF	0.55	AC 15.3%

			REQUIRED PARKING		PROVIDED PARKING		BIKE PARKING	
PROPOSED USE	%	PROPOSED SF	MIN	MAX			REQUIRED	PROVIDED
OFFICE	30%	15,877.5	42.9	65.1	4	Accessible		
MANUFACTURING	30%	15,877.5	25.4	25.4	100	Standard	3	2
WAREHOUSE	40%	21,170.0	6.4	10.6	0	Compact		
TOTAL	100%	52,925.0	74.6	101.1	104.0	-		

BUILDING D — 6.61 AC — FUTURE LOT 'D'

Lot Area	287,887	SF	6.61	AC
Building Foot Print	141,400	SF		
Parking/Sidewalk	103,309	SF		
Landscaping	43,178	SF	0.99	AC 15.0%

			REQUIRED PARKING		PROVIDED PARKING		BIKE PARKING	
PROPOSED USE	%	PROPOSED SF	MIN	MAX			REQUIRED	PROVIDED
OFFICE	10%	10,330.9	16.5	42.4	5	Accessible		
MANUFACTURING	20%	20,661.8	6.2	6.2	102	Standard	3	3
WAREHOUSE	70%	72,316.3	0.0	0.0	0	Compact		
TOTAL	100%	103,309.0	22.7	48.6	107.0	-		

TOTAL SITE — 17.58 AC

Lot Area	765,778	SF	17.58	AC		PROVIDED PARKING		BIKE PARKING
Right-of-Way Dedication	15,433	SF						REQUIRED PROVIDED
Net Developable Area	750,345	SF	17.23	AC		17	Accessible	
Building Foot Print	294,950	SF				359	Standard	9 9
Parking/Sidewalk	331,605	SF				0	Compact	
Landscaping	123,793	SF	2.84	AC	16.2%	376	-	

PARKING RATES

	MIN.	MAX.
OFFICE	2.7 / 1,000	4.1 / 1,000
MANUFACTURING	1.6 / 1,000	NO MAX
WAREHOUSE	0.3 / 1,000	0.5 / 1,000
BICYCLE	1/40 CAR PARKING	

1 C2.1 OVERALL SITE PLAN

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PAVEMENT SECTIONS

PAVEMENT SECTION "DRY WEATHER" THICKNESS ON NATIVE SUBGRADE (IN)

	AC	BASE ROCK
LIGHT AC	X"	X"
HEAVY AC	X"	X"

• PAVEMENT SECTIONS ARE CAPABLE OF SUPPORTING A 75,000 LB FIRE TRUCK

•• MISC. SITE CONCRETE TO BE 6" THICK OVER MIN. 2" LEVELING COARSE MIN. 3,500 PSI W/ #4 @ 24" O.C.

NOTE: CONTRACTOR RESPONSIBLE FOR PROTECTION OF EXISTING PAVEMENT

Architecture ▪ Interiors
Planning ▪ Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993
www.mcknze.com

MACKENZIE.
DESIGN DRIVEN | CLIENT FOCUSED

Client

Trammell Crow Company

Project
SOUTHWEST INDUSTRIAL PARK

118th and Myslony St.
Tualatin, OR 97062

REGISTERED PROFESSIONAL ENGINEER 11,732 OREGON JULY 10, 1992 TIMOTHY W. McGUIRE
EXP. DATE 12/31/

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
OVERALL SITE PLAN

DRAWN BY: BTS

CHECKED BY: RLF

SHEET:
C2.1

JOB NO. 2130324.00

2130324.00\CIVIL\324C2_1.DWG SMH 12/11/13 09:42 1:50

NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Suzannah Stanley, being first duly sworn, depose and say:

That on the 16 day of December, 2013, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Signature

SUBSCRIBED AND SWORN to before me this 9th day of January, 2014.

OFFICIAL SEAL
REBECCA LYNN BRANDT
NOTARY PUBLIC-OREGON
COMMISSION NO. 469805
MY COMMISSION EXPIRES JULY 08, 2016

Rebecca L. Brandt
Notary Public for Oregon
My commission expires: 07/08/2016

RE: SW Industrial Park AR

NEIGHBORHOOD / DEVELOPER MEETING
CERTIFICATION OF SIGN POSTING

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

As the applicant for the

SW Industrial Park AR project, I

hereby certify that on this day, 12/16/13 sign(s) was/were posted on the

subject property in accordance with the requirements of the Tualatin Development Code

and the Community Development Department - Planning Division.

Applicant's Name: Suzannah Stanley
(PLEASE PRINT)

Applicant's Signature: _____

Date: 1-9-14

SHEET IN JANUARY 8, 2014

Tony Doran	tdoran@ci.tualatin.or.us	503-691-3035
Colin Cortes	City of Tualatin	
David Kiersey	Kiersey & McMillan	503-524-7730
STEVE SIEBER	Trammell Crow Co	503 546 4972
Carol Cesnalis	Tual. citizen	jcesnalis@gmail.com
CINDY PHILLIPS	CIO LAND USE CHAIR	CPHILL9@COMCAST.NET

SW INDUSTRIAL PARK

GROUP MACKENZIE

Portland, Oregon | Seattle, Washington | Vancouver, Washington
www.groupmackenzie.com

By

Date 1-8-14

Job #

Sht. of

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the City of Tualatin, Washington County, Oregon and being more particularly described as Lots 11, 12, 13, 19 and 20, TUALATIN VALLEY ACRES

EXCEPTING THEREFROM that portion of Lot 19, TUALATIN VALLEY ACRES conveyed to Clare Holly by deed recorded on January 24, 1955 in Book 365, Page 91, Washington County, Oregon Records.

AND FURTHER EXCEPTING THEREFROM a parcel of land located in the Southwest one-quarter Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon and being more particularly described as follows:

Beginning at a point on the West right-of-way of Southwest 118th Avenue also being the South right-of-way of Southern Pacific Railroad from which the Northwest corner of Parcel No. 1 as shown on Partition Plat No. 1992-087 bears the following two courses; North 67° 32' 00" East, 61.64 feet; thence South 00° 05' 30" East, 702.24 feet; thence from the point of beginning along the South line of said railroad South 67° 32' 00" West, 14.06 feet; thence leaving said line and parallel with the West line of said 118th Avenue, South 00° 05' 30" East, 1,292.36 feet to the North right-of-way line of Southwest Myslony Street; thence along said line North 89° 49' 27" East, 13.00 feet to the West right-of-way line of Southwest 118th Avenue; thence along said line North 00° 05' 30" West, 1,297.70 feet to the point of beginning.

Southwest Industrial Park Site

And Vicinity

0 250 500 1,000 Feet

SCALE 1 inch = 500 feet

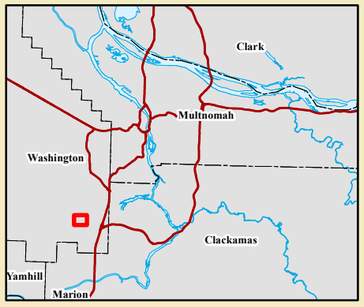
Source Data

Metro RLIS Lite Base Data, February 2013

Geographic Projection Information

NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map



MACKENZIE.

P 503.224.9560 ▪ F 503.228.1285 ▪ W MCKNZE.COM
RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

Portland, Oregon ▪ Vancouver, Washington ▪ Seattle, Washington

Date: 11/11/13
File: Site_118th_Myslony.mxd

Map Created by: SHS
Project No: 2130324.00

REPUBLIC SERVICES

January 17, 2014

Suzannah Hamlin Stanley
Mackenzie Design
RiverEast Center
1515 SE Water Ave
Suite 100
Portland OR 97214

Re: Southwest Industrial Park
118th & Myslony St

Dear Suzannah;

Thank you, for sending us the site plans for this development in Tualatin.

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

My drivers should be able to safely service all of the enclosure as you have designed them. I appreciate you moving the enclosure to the present position @ the corner of building D and Myslony ST. This provides me with a straight in and safe access. As we discussed please do not have a center pole in the middle of the enclosures, and have the gates able to be secured in the open position about 180 degrees.

Thanks Suzannah for your help and concerns for our services prior to this project being developed.

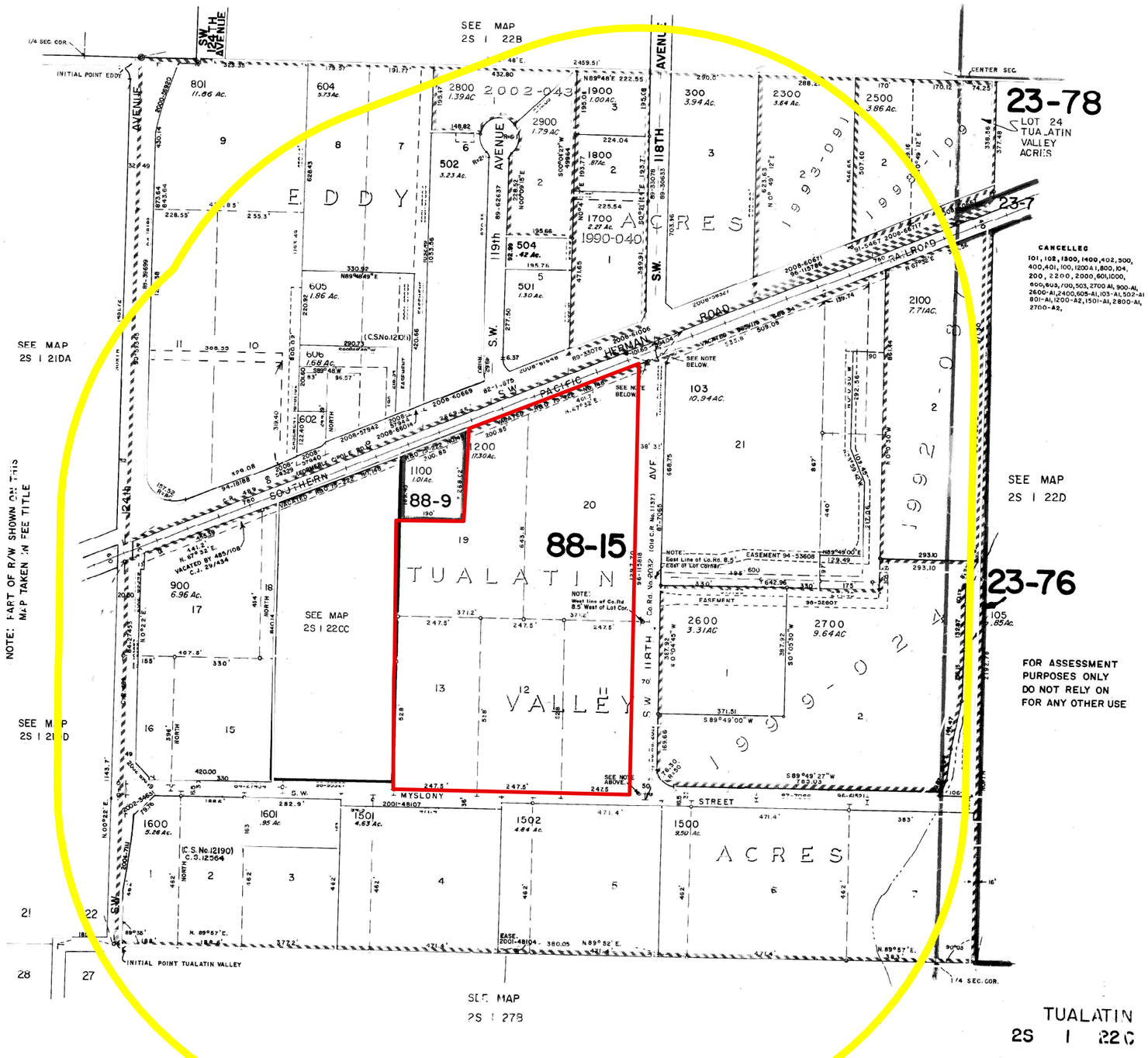
Sincerely,

Frank J. Lonergan
Operations Manager
Republic Services

10295 SW Ridder Road
Wilsonville, OR 97070
503-570-0626 • Fax 503-570-0523
republicservices.com

Southwest Industrial Park Site

Tax Map and Buffer



Legend

- Site
- 1,000' Buffer

0 175 350 700 Feet

SCALE 1 inch = 350 feet

Source Data

Metro RLIS Lite Base Data, February 2013

Geographic Projection Information

NAD 83 HARN, Oregon North
Lambert Conformal Conic

Location Map

MACKENZIE.
P 503.224.9560 ▪ F 503.228.1285 ▪ W MCKNZE.COM
RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
Portland, Oregon ▪ Vancouver, Washington ▪ Seattle, Washington

Date: 11/11/13
File: Site_118th_Myslony.mxd

Map Created by: SHS
Project No: 2130324.00

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

CONTOUR SERIES

Soft Square Lighting

KAD

METAL HALIDE: 70-400W
HIGH PRESSURE SODIUM: 70-400W
20'TO 35' MOUNTING

Specifications

EPA: 1.2 ft.[2]

*Weight: 35.9 lbs (16.28 kg)

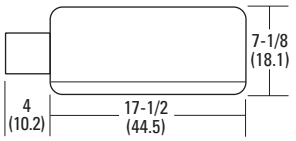
Length: 17-1/2 (44.5)

Width: 17-1/2" (44.5)

Depth: 7-1/8 (18.1)

All dimensions are inches (centimeters) unless otherwise specified.

*Weight as configured in example below.



FEATURES & SPECIFICATIONS

INTENDED USE – Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION – Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant,tempered, glass lens that is fully gasketed with one-piece tubular silicone.

Finish: Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICS – Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and R5S (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR4SC (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL – Ballast: High pressure sodium: 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide: 70-150W is high reactance, high power factor and is standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

Socket: Porcelain, horizontally oriented medium base socket for 70-150M. Mogul base socket for 175M and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTINGS – UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

NIGHTTIME FRIENDLY™
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

ORDERING INFORMATION For shortest lead times, configure product using **bolded options**.

Example: KAD 400M R3 TB SCWA SPD04 LPI

KAD								
Series	**Wattage**			**Distribution**		**Voltage**	**Ballast**	**Mounting**[12]
KAD	Metal halide 70M[1,2] **250M**[5] 100M[1] 320M[4] 150M 350M[3,4] 175M[3] **400M**[5,6] 200M[4]	High pressure sodium[1] 70S 100S 150S **250S** **400S**	Ceramic metal halide 70MHC[1,2] 100MHC[1] 150MHC	Standard reflectors R2 IES type II asymmetric[7] **R3** IES type III asymmetric[7] **R4** IES type IV forward throw[7] R5S IES type V square	High performance reflectors[8] SR2 IES type II asymmetric[7] SR3 IES type III asymmetric[7] SR4SC IES type IV forward throw	120 208[9] 240[9] **277** **347** **480**[9] **TB**[10] 23050HZ[11]	(blank) Magnetic ballast CWI Contant wattage isolated[11] Pulse Start HID Ballast/Lamp Systems **SCWA** Super CWA pulse-start ballast NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	Ships in fixture carton **SPD**___ Square pole RPD___ Round pole WBD___ Wall bracket WWD___ Wood or pole wall Ships separately[13,14] DAD12P Degree arm (pole) DAD12WB Degree arm (wall) WBA Decorative wall bracket[15] KMA Mast arm external fitter KTMB Twin mounting bar Arm length **04** 4" arm 06 6" arm **09** 9" arm 12 12" arm

Options				Finish[20]		Lamp[21]
Shipped installed in fixture SF Single fuse (120, 277, 347V)[16] DF Double fuse (208, 240, 480V)[16] PD Power tray[17] **PER** NEMA twist-lock receptacle only (no photocontrol) QRS Quartz restrike system[18] QRSTD QRS time delay[18] WTB Terminal wiring block[17]	**CSA** CSA Certified INTL Available MH for probe start shipping outside the U.S. REGC1 California Title 20, effective 1/1/2010 Shipped separately[13] HS House side shield PE1 NEMA twist-lock PE (120, 208, 240V)	PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap for PER option VG Vandal guard[19] WG Wire guard[19]	**(blank)** Dark bronze **DWH** White **DBL** Black **DMB** Medium bronze **DNA** Natural aluminum Super Durable Finishes DDBXD Dark bronze DBLXD Black	DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	**LPI** Lamp included **L/LP** Less lamp

Accessories: Tenon Mounting Slipfitter *(RPxx required.)*
Order as seperate catalog number. Must be used with pole mounting.

	Number of fixtures					
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290[22]	T20-320[22]	T20-390[22]	T20-490[22]
2-7/8"	T25-190	T25-280	T25-290[22]	T25-320	T25-390[22]	T25-490[22]
4	T35-190	T35-280	T35-290[22]	T35-320	T35-390[22]	T35-490[22]

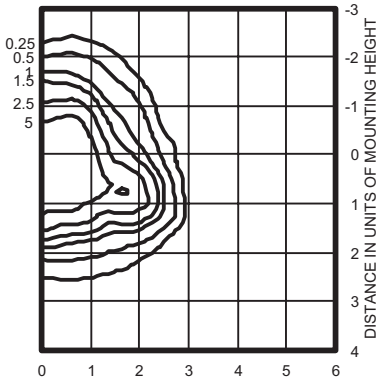
Notes
1 Not available with SCWA.
2 Not available with 480V.
3 These wattages do not comply with California Title 20 regulations.
4 Must be ordered with SCWA.
5 These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 in not available in 347 or 480V.
6 Reduced jacket ED28 required for SR2, SR3 and SR4SC optics.
7 House-side shield available.
8 High performance reflectors not available with QRSTD.
9 Must specify CWI for use in Canada.
10 Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).
11 Consult factory for available wattages.
12 9" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
13 May be ordered as an accessory.
14 Must specify finish when ordered as an accessory.
15 Available with SPD04 and SPD09.
16 Must specicy voltage. N/A with TB.
17 Only available with SR2, SR3 and SR4SC optics.
18 Max allowable wattage lamp included.
19 Prefix with KAD when ordered as an accessory.
20 See www.lithonia.com/archcolors for additional color options.
21 Must be specified. L/LP not available with MHC.
22 Must use RPD09.

KAD Metal Halide, Arm-mounted Soft Square Cutoff

Coefficient of Utilization ———
Initial Footcandles ———

KAD 400M R2 Test no. 1193083101P

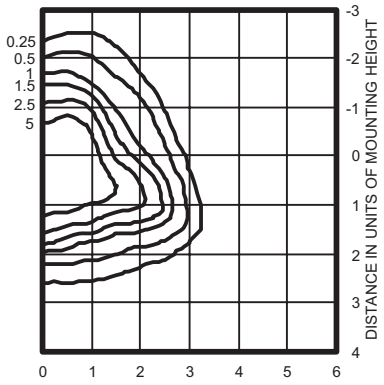
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R3 Test no. 1192040902P

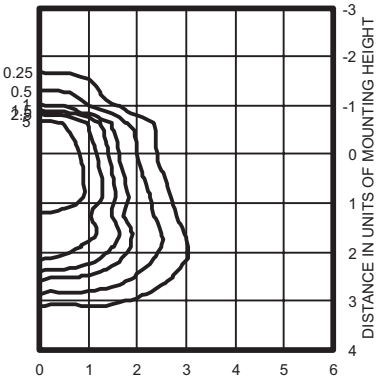
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R4 Test no. 1191110101P

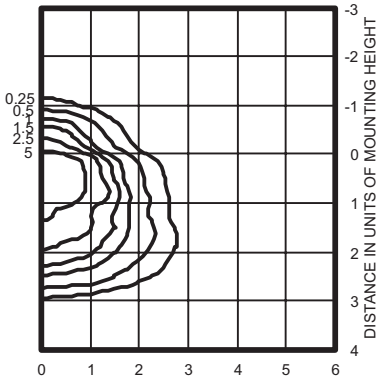
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Very Short), Full Cutoff

KAD 400M R4HS Test no. 1192061101P

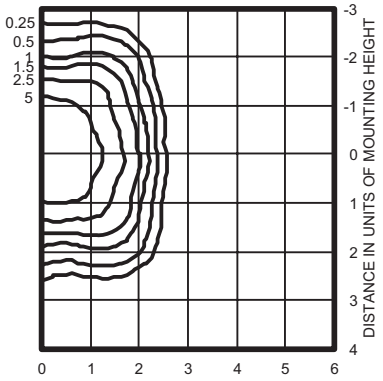
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Very Short), Full

KAD 400M R5S Test no. 1194040801P

ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type NC, Very Short), Full Cutoff

Notes

1 Photometric data for other distributions can be accessed at www.lithonia.com.

2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

3 For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 0.64
35 ft. = 0.32
40 ft. = 0.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}}\right)^2 = \text{Correction Factor}$$

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 770.922.9000 Fax: 770-918-1209 www.lithonia.com

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

CONTOUR SERIES

Soft Square Lighting

KAD

METAL HALIDE: 70-400W
HIGH PRESSURE SODIUM: 70-400W
20'TO 35' MOUNTING

Specifications

EPA: 1.2 ft.[2]

*Weight: 35.9 lbs (16.28 kg)

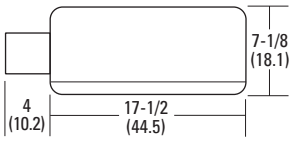
Length: 17-1/2 (44.5)

Width: 17-1/2" (44.5)

Depth: 7-1/8 (18.1)

All dimensions are inches (centimeters) unless otherwise specified.

*Weight as configured in example below.



FEATURES & SPECIFICATIONS

INTENDED USE – Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION – Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant,tempered, glass lens that is fully gasketed with one-piece tubular silicone.

Finish: Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICS – Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and R5S (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR4SC (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL – Ballast: High pressure sodium: 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide: 70-150W is high reactance, high power factor and is standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

Socket: Porcelain, horizontally oriented medium base socket for 70-150M. Mogul base socket for 175M and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTINGS – UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

NIGHTTIME FRIENDLY™
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

ORDERING INFORMATION For shortest lead times, configure product using **bolded options**.

Example: KAD 400M R3 TB SCWA SPD04 LPI

KAD								
Series	**Wattage**			**Distribution**		**Voltage**	**Ballast**	**Mounting**[12]
KAD	Metal halide 70M[1,2] **250M**[5] 100M[1] 320M[4] 150M 350M[3,4] 175M[3] **400M**[5,6] 200M[4]	High pressure sodium[1] 70S 100S 150S **250S** **400S**	Ceramic metal halide 70MHC[1,2] 100MHC[1] 150MHC	Standard reflectors R2 IES type II asymmetric[7] **R3** IES type III asymmetric[7] **R4** IES type IV forward throw[7] R5S IES type V square	High performance reflectors[8] SR2 IES type II asymmetric[7] SR3 IES type III asymmetric[7] SR4SC IES type IV forward throw	120 208[9] 240[9] **277** **347** **480**[9] **TB**[10] 23050HZ[11]	(blank) Magnetic ballast CWI Contant wattage isolated[11] Pulse Start HID Ballast/Lamp Systems **SCWA** Super CWA pulse-start ballast NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	Ships in fixture carton **SPD**___ Square pole RPD___ Round pole WBD___ Wall bracket WWD___ Wood or pole wall Ships separately[13,14] DAD12P Degree arm (pole) DAD12WB Degree arm (wall) WBA Decorative wall bracket[15] KMA Mast arm external fitter KTMB Twin mounting bar Arm length **04** 4" arm 06 6" arm **09** 9" arm 12 12" arm

Options				Finish[20]		Lamp[21]
Shipped installed in fixture SF Single fuse (120, 277, 347V)[16] DF Double fuse (208, 240, 480V)[16] PD Power tray[17] **PER** NEMA twist-lock receptacle only (no photocontrol) QRS Quartz restrike system[18] QRSTD QRS time delay[18] WTB Terminal wiring block[17]	**CSA** CSA Certified INTL Available MH for probe start shipping outside the U.S. REGC1 California Title 20, effective 1/1/2010 Shipped separately[13] HS House side shield PE1 NEMA twist-lock PE (120, 208, 240V)	PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap for PER option VG Vandal guard[19] WG Wire guard[19]	**(blank)** Dark bronze **DWH** White **DBL** Black **DMB** Medium bronze **DNA** Natural aluminum Super Durable Finishes DDBXD Dark bronze DBLXD Black	DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	**LPI** Lamp included **L/LP** Less lamp

Accessories: Tenon Mounting Slipfitter *(RPxx required.)*
Order as seperate catalog number. Must be used with pole mounting.

	Number of fixtures					
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290[22]	T20-320[22]	T20-390[22]	T20-490[22]
2-7/8"	T25-190	T25-280	T25-290[22]	T25-320	T25-390[22]	T25-490[22]
4	T35-190	T35-280	T35-290[22]	T35-320	T35-390[22]	T35-490[22]

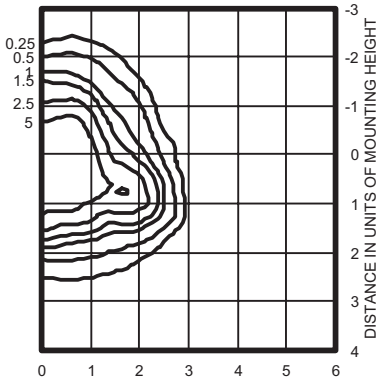
Notes
1 Not available with SCWA.
2 Not available with 480V.
3 These wattages do not comply with California Title 20 regulations.
4 Must be ordered with SCWA.
5 These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 in not available in 347 or 480V.
6 Reduced jacket ED28 required for SR2, SR3 and SR4SC optics.
7 House-side shield available.
8 High performance reflectors not available with QRSTD.
9 Must specify CWI for use in Canada.
10 Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).
11 Consult factory for available wattages.
12 9" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
13 May be ordered as an accessory.
14 Must specify finish when ordered as an accessory.
15 Available with SPD04 and SPD09.
16 Must specicy voltage. N/A with TB.
17 Only available with SR2, SR3 and SR4SC optics.
18 Max allowable wattage lamp included.
19 Prefix with KAD when ordered as an accessory.
20 See www.lithonia.com/archcolors for additional color options.
21 Must be specified. L/LP not available with MHC.
22 Must use RPD09.

KAD Metal Halide, Arm-mounted Soft Square Cutoff

Coefficient of Utilization ———
Initial Footcandles ———

KAD 400M R2 Test no. 1193083101P

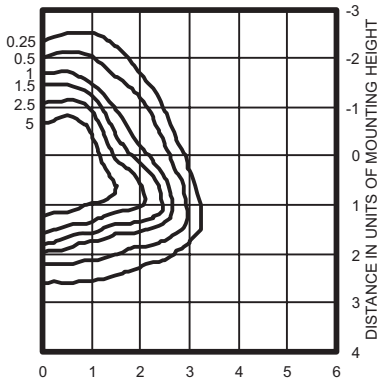
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R3 Test no. 1192040902P

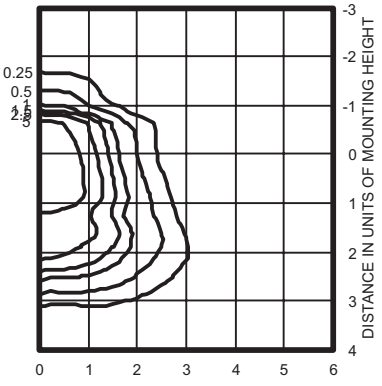
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R4 Test no. 1191110101P

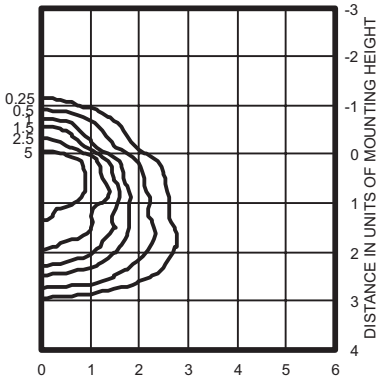
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Very Short), Full Cutoff

KAD 400M R4HS Test no. 1192061101P

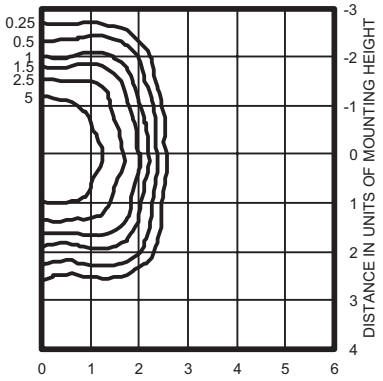
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Very Short), Full

KAD 400M R5S Test no. 1194040801P

ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type NC, Very Short), Full Cutoff

Notes

1 Photometric data for other distributions can be accessed at www.lithonia.com.

2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

3 For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 0.64
35 ft. = 0.32
40 ft. = 0.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}}\right)^2 = \text{Correction Factor}$$

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 770.922.9000 Fax: 770-918-1209 www.lithonia.com

LITHONIA LIGHTING®

Catalog Number	SSS 25-4C DM19
Notes	
Type	TYPE A1 POLE

FEATURES & SPECIFICATIONS

INTENDED USE — Square straight steel pole for up to 39-foot mounting height.

CONSTRUCTION — Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), or 50,000 psi (7-gauge). Uniform wall thickness of .1196" or .1793". Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4, 5 and 6 inches.

Anchor base is fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum-yield strength of 36,000 psi. Base plate and shaft are circumferentially welded top and bottom. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount and open top "PT" poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

Finish: Must specify finish.

Grounding: Provision located immediately inside handhole rim. Grounding hardware is not included (provided by others).

Anchor bolts: Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Note: Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

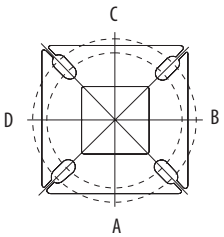
Example: SSS 20 5C DM19 DDB

SSS	25	4C	DM19				DDB
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness**	**Mounting[1]**			**Options**	**Finish[10]**
SSS	10 – 39 feet (See back page.)	(See back page.)	Tenon mounting		AERIS™ Suspend drill mounting[2,3]	Shipped installed	Standard colors
			PT Open top (includes top cap)		DM19AST_ 1 at 90°	L/AB Less anchor bolts	DDB Dark bronze
			T20 2-3/8" O.D. (2" NPS)		DM28AST_ 2 at 180°	VD Vibration damper	DWH White
			T25 2-7/8" O.D. (2-1/2" NPS)		DM29AST_ 2 at 90°	TP Tamper proof	DBL Black
			T30 3-1/2" O.D. (3" NPS)		DM39AST_ 3 at 90°	H1-18Sxx Horizontal arm bracket (1 fixture)[4,5]	DMB Medium bronze
			T35 4" O.D. (3-1/2" NPS)		DM49AST_ 4 at 90°	FDLxx Festoon outlet less electrical[4]	DNA Natural aluminum
			Drill mounting[2]		OMERO™ Suspend drill mounting[2,3]	CPL12xx 1/2" coupling[4]	Classic colors
			DM19 1 at 90°		DM19MRT_ 1 at 90°	CPL34xx 3/4" coupling[4]	DSS Sandstone
			DM28 2 at 180°		DM28MRT_ 2 at 180°	CPL1xx 1" coupling[4]	DGC Charcoal gray
			DM28 PL 2 at 180° with one side plugged		DM29MRT_ 2 at 90°	NPL12xx 1/2" threaded nipple[4]	DTG Tennis green
			DM29 2 at 90°		DM39MRT_ 3 at 90°	NPL34xx 3/4" threaded nipple[4]	DBR Bright red
			DM39 3 at 90°		DM49MRT_ 4 at 90°	NPL1xx 1" threaded nipple[4]	DSB Steel blue
			DM49 4 at 90°			EHHxx Extra handhole[4,6]	Architectural colors (powder finish)[10]
			CSX/DSX/AERIS™/OMERO™ Drill mounting[2]			MAEX Match existiing[7]	
			DM19AS 1 at 90°			USPOM United States point of manufacture[8]	
			DM28AS 2 at 180°			IC Interior coating[9]	
			DM29AS 2 at 90°				
			DM39AS 3 at 90°				
			DM49AS 4 at 90°				

NOTES:

1. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
2. The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
3. Insert "1" or "2" to designate fixture size; e.g. DM19AST**2**.
4. Specify location and orientation when ordering option.
   For 1st "x": Specify the height in feet above base of pole.
   Example: 5ft = 5 and 20ft = 20
   For 2nd "x": Specify orientation from handhole (A,B,C,D)
   Refer to the Handhole Orientation diagram above.
5. Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
6. Combination of tenon-top and drill mount includes extra handhole.
7. Must add original order number
8. Use when mill certifications are required.
9. Provides enhanced corrosion resistance.
10. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

HANDHOLE ORIENTATION



Handhole

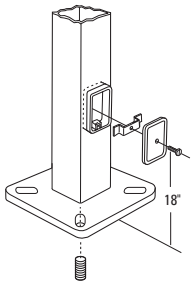
IMPORTANT INSTALLATION NOTES:

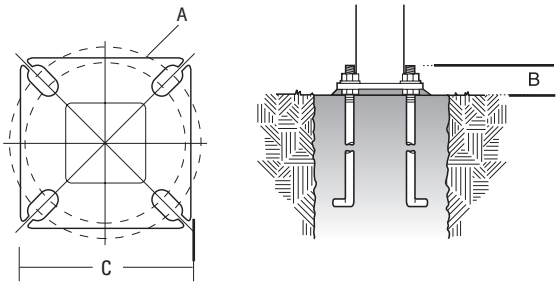
- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

SSS Square Straight Steel Poles

TECHNICAL INFORMATION													
					EPA (ft^2) with 1.3 gust								
Catalog Number	**Nominal mount ht. (ft)**	**Pole Shaft Size (in x ft)**	**Wall Thickness (in)**	**Gauge**	**80 mph**	**Max. weight**	**90 mph**	**Max. weight**	**100 mph**	**Max. weight**	**Bolt Circle (in)**	**Bolt Size (in x in x in)**	**Approximate ship (lbs)**
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

BASE DETAIL





POLE DATA						
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description	Anchor bolt and template number
4"C	8-1/2"	2-3/4"–4"	8"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C
4"G	8-1/2"	2-3/4"–4"	8"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G
5"	10"–12"	3-3/8"–4"	11"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5
6"	11"–13"	3-3/8"–4"	12-1/2"	ABTEMPLATE PJ50011	AB36-0	N/A

IMPORTANT:

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-279-8041 Fax: 770-981-1209 www.lithonia.com Rev. 08/08/12

Attachment 105
Site Visit Photos


GATE
3


GATE
4


Kidder
Mathews

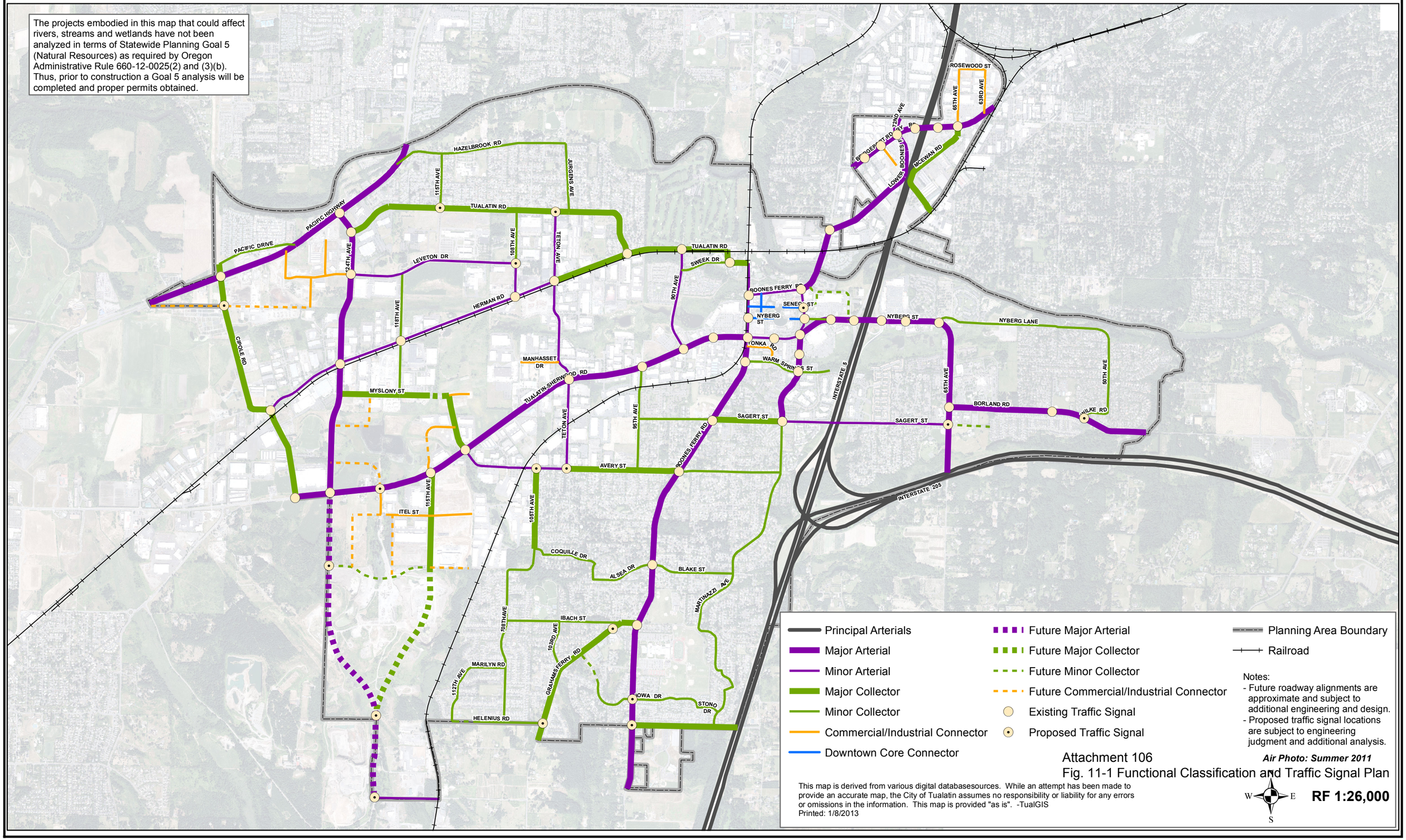

ENTER
ONLY


GATE
2
LIMIT
10

Figure 11-1: Functional Classification and Traffic Signal Plan

TUALGIS

The projects embodied in this map that could affect rivers, streams and wetlands have not been analyzed in terms of Statewide Planning Goal 5 (Natural Resources) as required by Oregon Administrative Rule 660-12-0025(2) and (3)(b). Thus, prior to construction a Goal 5 analysis will be completed and proper permits obtained.



- Principal Arterials
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Commercial/Industrial Connector
- Downtown Core Connector
- Future Major Arterial
- Future Major Collector
- Future Minor Collector
- Future Commercial/Industrial Connector
- Existing Traffic Signal
- Proposed Traffic Signal
- Planning Area Boundary
- Railroad

Notes:
- Future roadway alignments are approximate and subject to additional engineering and design.
- Proposed traffic signal locations are subject to engineering judgment and additional analysis.

Air Photo: Summer 2011

Attachment 106
Fig. 11-1 Functional Classification and Traffic Signal Plan

W E S

RF 1:26,000

Figure 11-4: Bicycle and Pedestrian Plan

TUALGIS

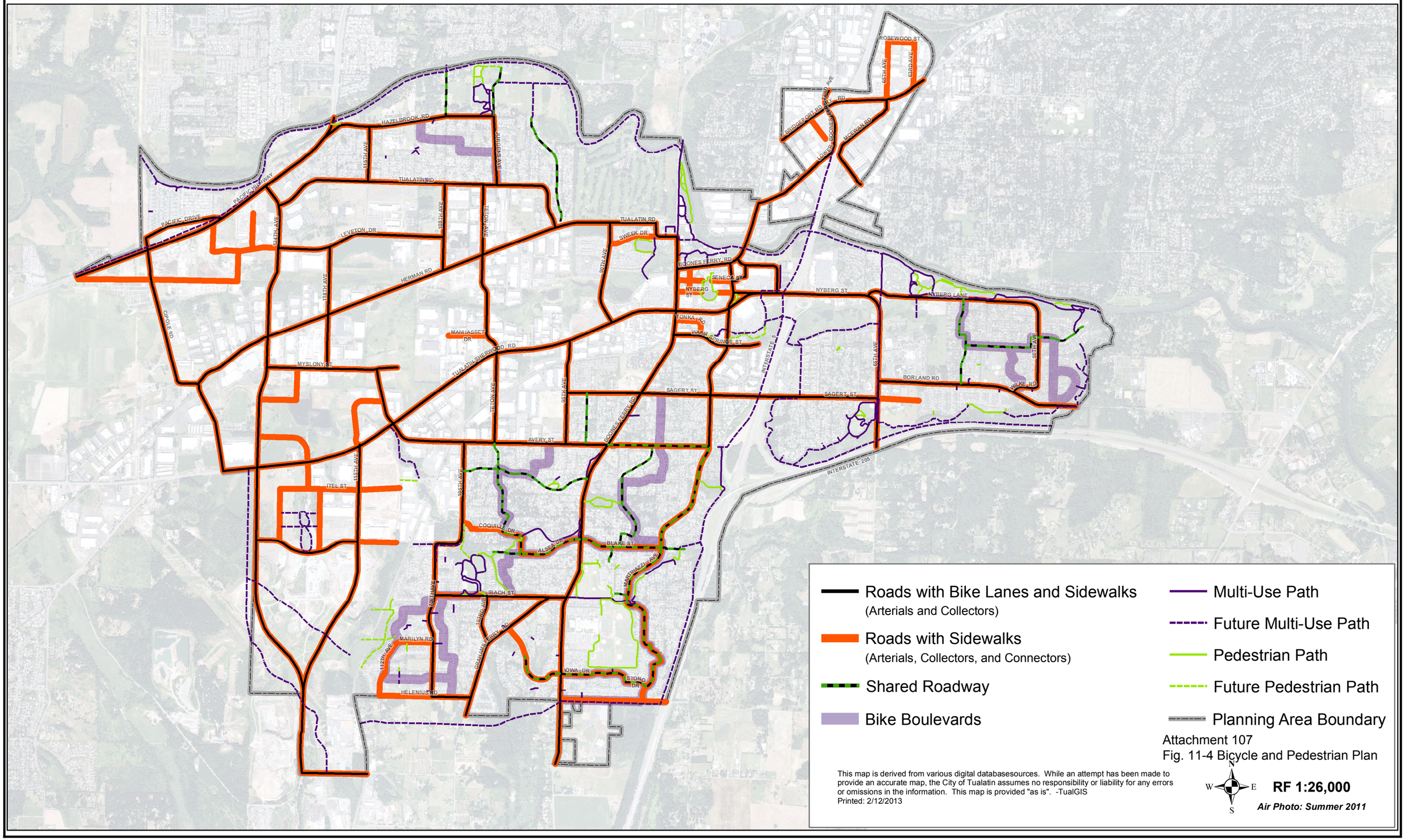


Figure 11-5: Tualatin Transit Plan

TUALGIS

The projects embodied in this map that could affect rivers, streams and wetlands have not been analyzed in terms of Statewide Planning Goal 5 (Natural Resources) as required by Oregon Administrative Rule 660-12-0025(2) and (3)(b). Thus, prior to construction a Goal 5 analysis will be completed and proper permits obtained.

HAZELBROOK RD
115TH AVE
JURGENS AVE
TUALATIN RD
PACIFIC HIGHWAY
PACIFIC DRIVE
124TH AVE
LEVETON DR
108TH AVE
TETON AVE
TUALATIN RD
SWEEK DR
90TH AVE
BOONES FERRY RD
SENECA ST
NYBERG
NYBERG ST
NYBERG LANE
HERMAN RD
118TH AVE
CIPOLE RD
MANHASSET DR
TONKA RD
WARM SPRINGS ST
INTERSTATE 5
MYSLONY ST
TUALATIN-SHERWOOD RD
TETON AVE
95TH AVE
SAGERT
SAGERT ST
65TH AVE
BORLAND RD
50TH AVE
WILKE RD
AVERY ST
BOONES FERRY RD
INTERSTATE 205
115TH AVE
ITEL ST
105TH AVE
COQUILLE DR
ALSEA DR
BLAKE ST
MARTINAZZI AVE
708TH AVE
103RD AVE
IBACH ST
MARILYN RD
112TH AVE
GRAHAMS FERRY RD
IOWA DR
STONO DR
HELENIUS RD
ROSEWOOD ST
65TH AVE
63RD AVE
72ND AVE
BRIDGEPORT RD
LOWER BOONES FERRY RD
MCEWAN RD

Existing Fixed-Route Bus Transit Service
Expansions of Fixed Route Bus Transit Service
Partial Fixed Route Shuttle Service
Potential Future Route Shuttle Service as Demand Grows
WES Commuter Rail
WES Commuter Rail Station
Existing Park and Rides
Planning Area Boundary
Major Transit Stops
Park and Ride System Expansion

Attachment 108
Fig. 11-5 Tualatin Transit Plan

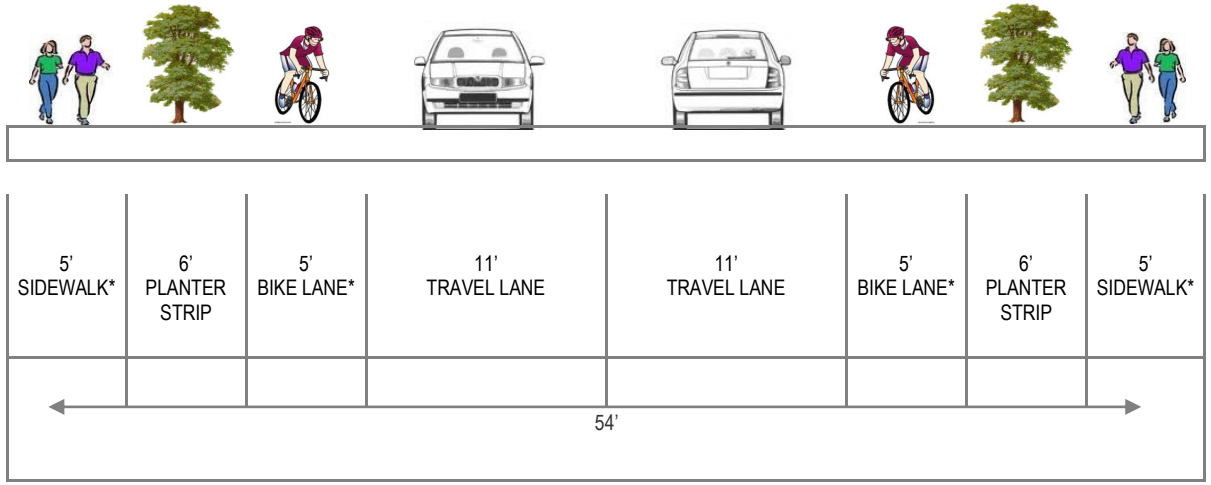
Air Photo: Summer 2011

N
W E
S

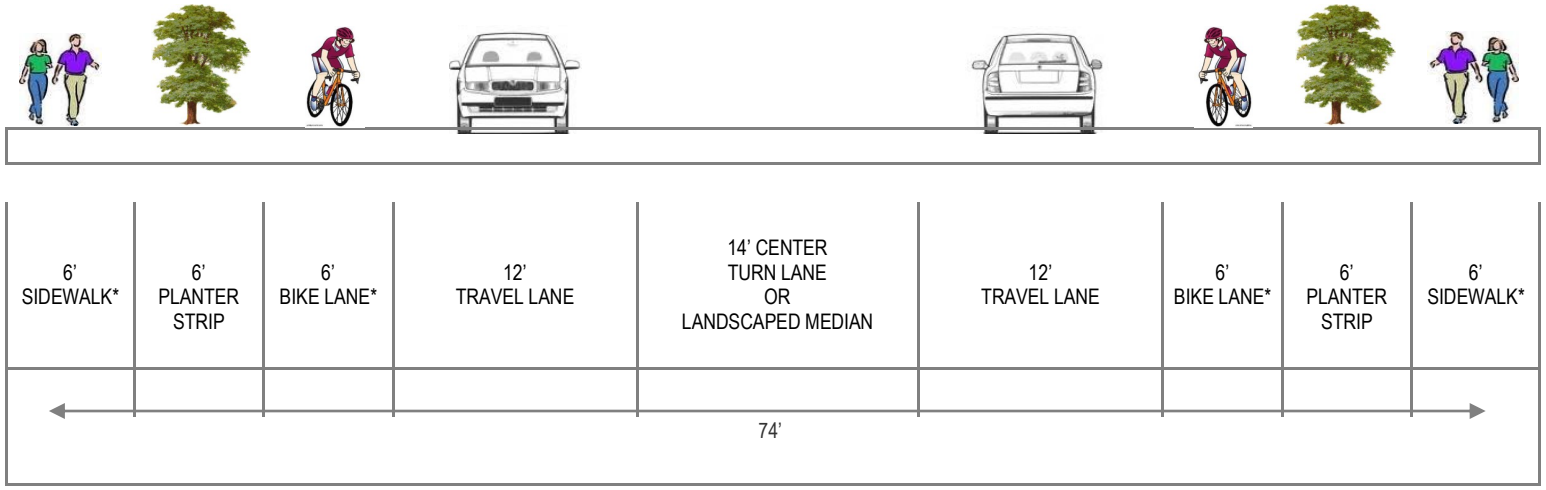
RF 1:26,000

MAJOR COLLECTOR

Minimum



Preferred

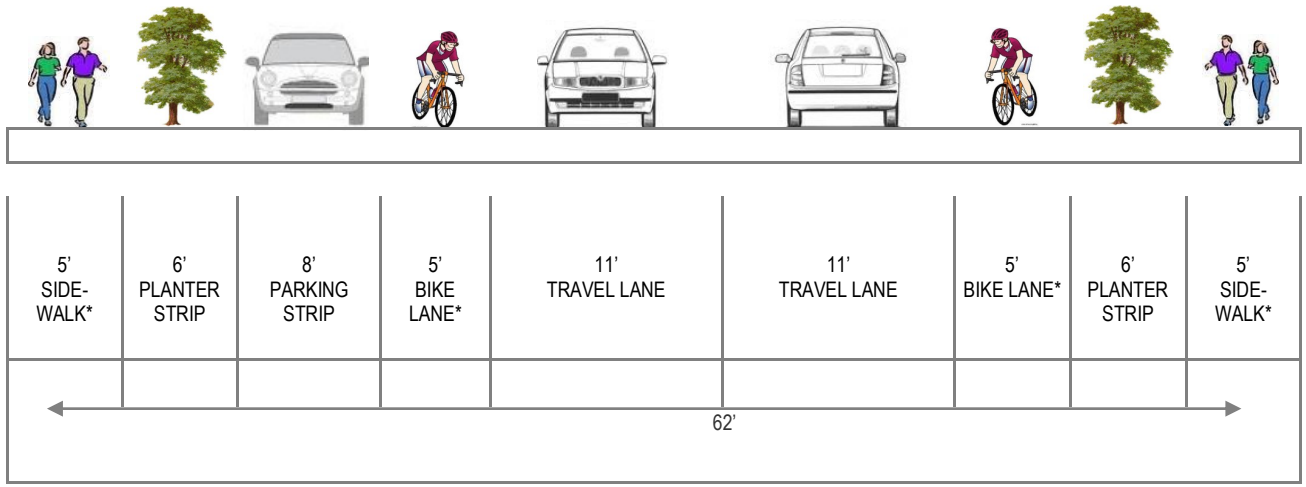


Attachment 109
Fig. 74-2C & D
Street Design
Standards:
Major & Minor
Collector

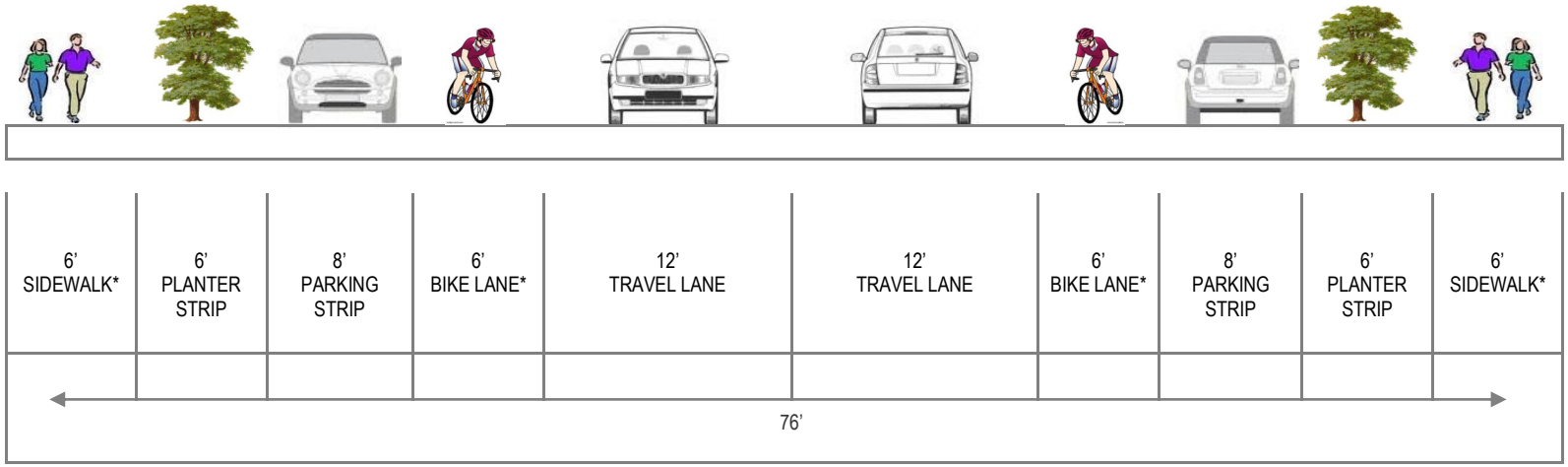
*The City of Tualatin may allow a 12' multi-use path to be substituted for the sidewalk and bicycle lane on either or both sides. If allowed, the planter strip must be installed between the travel lane and the multi-use path.

MINOR COLLECTOR

Minimum



Preferred



*The City of Tualatin may allow a 12' multi-use path to be substituted for the sidewalk and bicycle lane on either or both sides. If allowed, the planter strip must be installed between the travel lane and the multi-use path.

GUIDELINES FOR GOOD EXTERIOR LIGHTING PLANS

Prepared by: The Dark Sky Society (http://www.darkskysociety.org/) 2009

These guidelines have been developed in consultation with lighting professionals (with experience in developing good lighting plans) to aid communities wishing to control light pollution and preserve the night sky.

Outdoor lighting should be carefully designed with regard to placement, intensity, timing, duration, and color. Good lighting will:

- **Promote Safety**
  "More light" is not necessarily" better". If not designed and installed correctly, unsafe glare can result, reducing the effect of lighting which can contribute to accidents and hinder visibility. Lighting that is too bright interferes with the eye's ability to adapt to darker areas.

- **Save Money**
  Adhering to professionally recommended light levels provides adequate illumination. Shielded fixtures with efficient light bulbs are more cost-effective because they use less energy by directing the light toward the ground. See this website for cost comparisons: http://www.netacc.net/~poulsen/lightcost.html

- **Conserve Natural Resources**
  Inappropriate or excessive lighting wastes our limited natural resources and pollutes the air and water by unnecessarily burning our limited supply of fossil fuels.

- **Be Better Neighbors**
  Excessive or misdirected lighting can intrude on the privacy of others when light or glare trespasses over property lines.

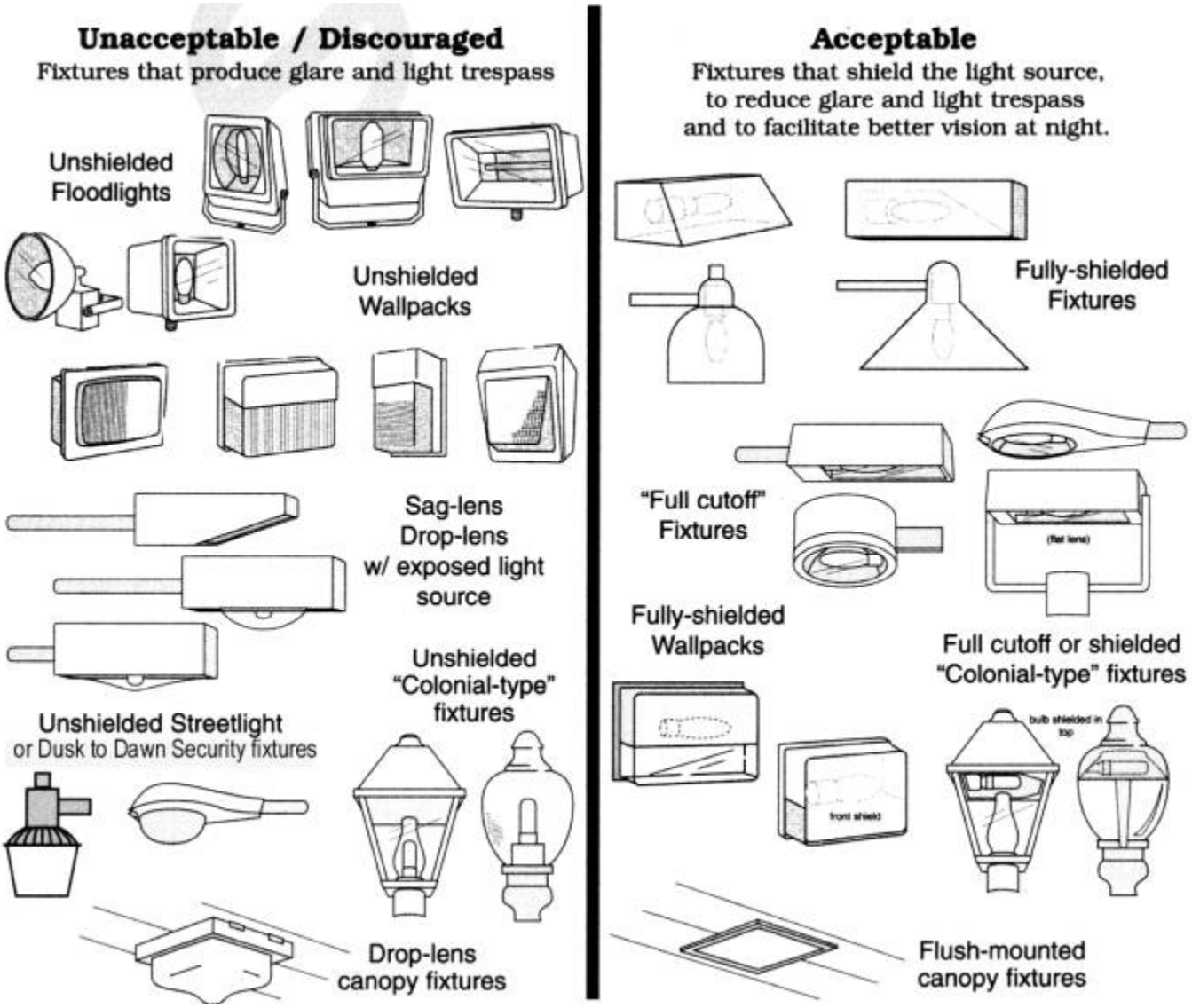
- **Retain Community's Character and Reduce Skyglow**
  Our clear view of the dark starry night sky is a resource to be preserved and protected. Stray and excessive lighting contributes to "light pollution", clutter, and unnatural "sky glow".

- **Protect Ecology of Flora and Fauna**
  Research studies indicate that artificial night lighting disrupts the migrating, feeding, and breeding habits of many wildlife species, as well as growth patterns of trees. See references in The Ecological Consequences of Artificial Night Lighting.

- **Reduce Health Risks**
  Light at night not only disrupts your sleep but also interferes with your circadian rhythms. Recent research indicates that intrusive lighting may reduce the production of melatonin, a beneficial hormone, and a resulting raise in the rates of breast and other cancers.

Included:
1. **Diagrams of Acceptable/Unacceptable Lighting Fixtures**
2. **How to Develop an Acceptable Lighting Plan**
3. **Definitions of Full Cut Off, Shielded, and RLM sign lighting Fixtures**
4. **Lighting Plan Submissions**
5. **Recommended Illumination Levels for various tasks**

UNSHIELDED FIXTURES **Full Cutoff and Fully Shielded Fixtures**



Diagrams courtesy of Bob Crelin

*****Ask your local electrical suppliers for "full-cut off" or “fully shielded” light fixtures. Once you have selected fixtures which are compatible with your architecture and community, contact the manufacturer’s representative to see a sample of the fixture(s) and to ask for a free lighting plan. If you have a CAD file, the plan can be easily provided in a short period of time. *****

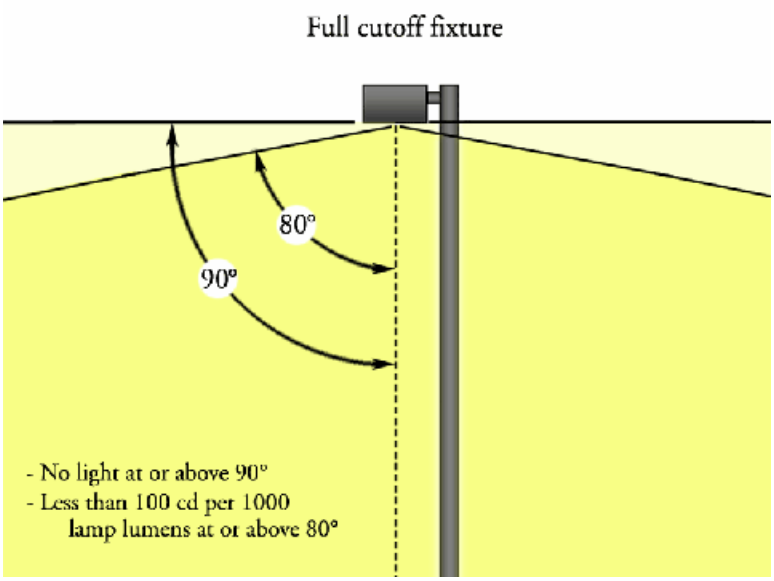
Most lighting manufacturers have Application Departments which will execute free lighting plans to meet local lighting codes.

See this website for links to manufacturers:
http://www.darksky.org/mc/page.do?sitePageId=56422&orgId=idsa
Sample of Web retailers:
www.starrynightlights.com and www.greenearthlighting.com

How to Develop an Acceptable Lighting Plan

1. **Identify where as well as when lighting is needed. Confine and minimize lighting to the extent necessary to meet safety purposes.** Plans should define the areas for which illumination is planned. Itemizing each area (e.g. parking lot, doorways, walkways, signage, foliage) with the anticipated hours of use. Commercial outdoor lighting should be used for safe pedestrian passage and property identification, and lit during active business hours and shut off afterward.
2. **Direct light downward by choosing the correct type of light fixtures.** (See Appendix 3). Specify IES (Illuminating Engineering Society) "Full Cut Off" designated or "fully shielded" fixtures, so that no light is emitted above the lowest light emitting part of the fixture. Top mounted sign lighting is recommended with "RLM" (dish) type shields, and aimed so that the light falls entirely on the sign and is positioned so that the light source (bulb) is not visible from any point off the property or into the roadway to reduce glare. For each one square foot of sign, usually no more than 200 lumens is necessary for good visibility.
3. **Select the correct light source (bulb type).** Compact fluorescent (2300K) or High Pressure Sodium is recommended unless the light is motion sensor activated, in which case incandescent or the instant start compact fluorescent bulbs can be used. Metal Halide (due to its higher costs, energy use, impact on the environment, and greater contribution to "sky glow") is discouraged, as well as light sources rated over 3000 Kelvin; and outdated Mercury Vapor bulbs are prohibited.
4. **Utilize "shut off" controls such as sensors, timers, motion detectors, etc.** Automatic controls turn off lights when not needed. All lights should be extinguished no later than one half hour after the close of business. Additional motion sensor activated lighting can be used for emergency access. Avoid "dusk-to-dawn" sensors without a middle of the night shut off control. Lights alone will not serve to "protect" property and are a poor "security" device. Examine other means of protecting property and to discourage criminal activity. Let your local police know that you have a "lights out" policy so that they can investigate if they see lights or activity after hours.
5. **Limit the height of fixtures.** Locate fixtures no closer to the property line than four times the mounting height of the fixture, and not to exceed the height of adjacent structures. (Exceptions may be made for larger parking areas, commercial zones adjacent to highways, or for fixtures with greater cut off shielding behind the pole mount in commercial zones.)
6. **Limit light crossing property lines, i.e. "light trespass".** Limit light to spill across the property lines. Light levels at the property line should not exceed 0.1 footcandles (fc) adjacent to business properties, and 0.05 fc at residential property boundaries. Utility leased floodlight fixtures mounted on public utility poles in the public right-of-way should not be used.
7. **Use the correct amount of light.** Light levels and uniformity ratios should not exceed recommended values, per IESNA RP-33 or 20. (See Appendix 5, Recommended Illumination Levels for various tasks.) "Lumen cap" recommendations for areas to be illuminated are as follows: commercial properties in non-urban commercial zones = 25,000 lumens per acre; for projects in residential and LBO zones = 10,000 lumens per acre. For residential properties: for suburban: 50,000 lumens per acre cap, and in urban areas: 100,000.
8. **Ask for Assistance** Your Planning Department and local lighting sales representatives can assist you in obtaining the necessary information for good lighting. For large projects over 15,000 lumens: greater energy conservation and control of light pollution, light trespass and glare, may be achieved with the help of a professional lighting designer with "dark sky" lighting plan experience.
9. **A post installation inspection should be conducted to check for compliance.** Substitutions by electricians and contractors are common and should not be accepted. Final Approved Site Plans will not allow additional exterior fixtures or substitutes without reviews.
10. **Design interior lighting so that it does not illuminate the outdoors.** Provide interior lighting photometrics for the building's perimeter areas, demonstrating that the interior lighting falls substantially within the building and not through the windows. After closing, interior lighting that extends outdoors needs to be extinguished by the use of shut off timers.

Definition of Acceptable Fixtures:
"Full Cut Off", "Fully Shielded", and RLM shield.



- "Full Cut Off" fixtures are independently certified by the manufacturers, and do not allow light to be emitted above the fixture and the fixture reduces glare by limiting the light output to less than 10% at and below 10 degrees below the horizontal.
- If the manufacturer is unable to provide the "cut off" characteristics for a fixture (also called a "luminaire"), the following definition needs to be met, which can usually be determined by a visual inspection:

"Fully Shielded": a fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal. This can be determined by a "field test" or a visual assessment of an operating sample.

- Manufacturers and their representatives can provide photographs of light fixtures as "cut sheets" as well as literature confirming the independently tested "cut off" characteristics of their products. These IES files may be assessed for compliance in a computer program: http://www.3dop.com/index1.html
- Photometric layouts for different heights, light sources, and wattages, are also available as "IES" files, upon request or through manufacturers' websites.
- Fixtures must be installed properly, so that the bottom of the fixture is level with the ground. Exceptions are often given for sign lighting which requires vertical lighting:

"RLM" sign lighting shield:

Lighting Plan Submissions

The following information needs to be provided to your municipality's review board which will enable them to evaluate the Site Plan for proper exterior lighting:

The Lighting Plan should be depicted on a site plan, indicating the location of each current and proposed outdoor lighting fixture with projected hours of use. This plan will need to be stamped and certified by a licensed professional, such as an architect or engineer. Many lighting manufacturers can provide free photometric layouts on prepared site plans, to conform to your local requirements.

(1) The lighting plan should include a KEY to the proposed lighting that provides the following information:

- Type and number of luminaire equipment (fixtures), including the "cut off characteristics", indicating manufacturer and model number(s).
- Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
- Mounting height with distance noted to the nearest property line for each luminaire.
- Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
- Total Lumens for each fixture, and total square footage of areas to be illuminated. For projects that are in commercial zones, the lumens per net acre to be lit, need not exceed 25,000 lumens. For projects in residential or LBO zones: 10,000 lumens.
- For all plans of more than three fixtures: A Calculation Summary indicating footcandle levels on the lighting plan, noting the maximum, average and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels*.

(2) Lighting manufacturer-supplied specifications ("cut sheets") that include photographs of the fixtures, indicating the certified "cut off characteristics" of the fixture.

(3) Footcandle Distribution, plotting the light levels in footcandles on the ground, at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in footcandle measurements on a grid of the site showing footcandle readings in every five or ten-foot square. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) Show footcandle renderings five feet beyond the property lines.*

(4) If requested by the reviewing agency, a statement from a lighting professional that a plan, other than that set forth, is needed to meet the intent of these standards.

(5) An environmental impact statement may be required as to the impact of the exterior lighting proposed on flora, fauna, and the night sky. Location of species sensitive to light at night or the proximity to nature preserves or astronomical observatories or "Dark Sky Parks", needs to be indicated.

(6) On the Approved Plan it should be noted that no substitutions, additions, or changes may be made without prior approval by the governing authority.

* This information can be obtained from the manufacturer, your lighting supplier, or the manufacturer's representative.

Recommended Illumination Levels for various tasks*

I. Table of Limits of Illumination, measured in footcandles (fc) at ground level unless noted:

Task Area	Avg.	Not to exceed:
1. Active Building Entrance	2.0 fc	5 fc
Approach	0.2 fc	
2. Gas Station Approach		2 fc
3. Gas Station Pump Area		avg: 5 fc
4. Gas Station Service Area		avg. 3 fc
5. Sidewalks	0.2 fc	5 fc
6. Surface of signs		2 fc

II. Average/Minimum/Uniformity Ratio Limits for Parking Lots:

I. Public Parking Lots -- not to exceed:

Average	Minimum	Uniformity Ratio (Max to Min/Avg to Min)
0.8	0.2	20:1 / 4:1

II. Private Parking Lots -- not to exceed:

Average	Minimum	Uniformity Ratio (Max to Min / Avg to Min)
0.5	0.13	20:1 / 4:1

OR:

III. If illuminance grid lighting plans cannot be reviewed or if fixtures do not provide photometrics and bulbs are under 2000 lumens, use these guidelines:

1. Pole shall be no greater in height than four times the distance to the property line.
2. Maximum Lumen Levels for different fixture heights:

Mounting Height (Feet)	Recommended Lumen Maximums
6	500 - 1000 lumens
8	600 - 1,600 lumens
10	1,000 - 2,000 lumens
12	1,600 - 2,400 lumens

FOOTCANDLE: ("FC") – Is the basic unit of illuminance (the amount of light falling on a surface). Footcandle measurement is taken with a hand held light meter. One footcandle is equivalent to the illuminance produced on one square foot of surface area by a source of one candle at a distance of one foot. Horizontal footcandles measure the illumination striking a horizontal plane. Footcandle values can be measured directly with certain handheld incident light meters.

LUMEN – A unit used to measure the actual amount of light that is produced by a bulb. The lumen quantifies the amount of light energy produced by a lamp at the lamp, not by the energy input, which is indicated by the "wattage". For example, a 75-watt incandescent lamp can produce 1000 lumens while a 70-watt high-pressure sodium lamp produces 6000 lumens. Lumen output is listed by the manufacturer on the packaging.

* IES, Recommended Practices, (RP-33-99): Lighting for Exterior Environments; and (RP-20): Parking Lots. The Illuminating Engineering Society of North America (IES or IESNA), is an organization that establishes updated standards and illumination guidelines for the lighting industry.
http://www.iesna.org/shop/item-detail.cfm?ID=RP-33-99&storeid=1
http://www.iesna.org/shop/item-detail.cfm?ID=RP-20-98&storeid=1

City of Tualatin

Southwest Industrial Park

Architectural Review
Public Hearing

Architectural Review Board April 9, 2014

Meeting Purpose

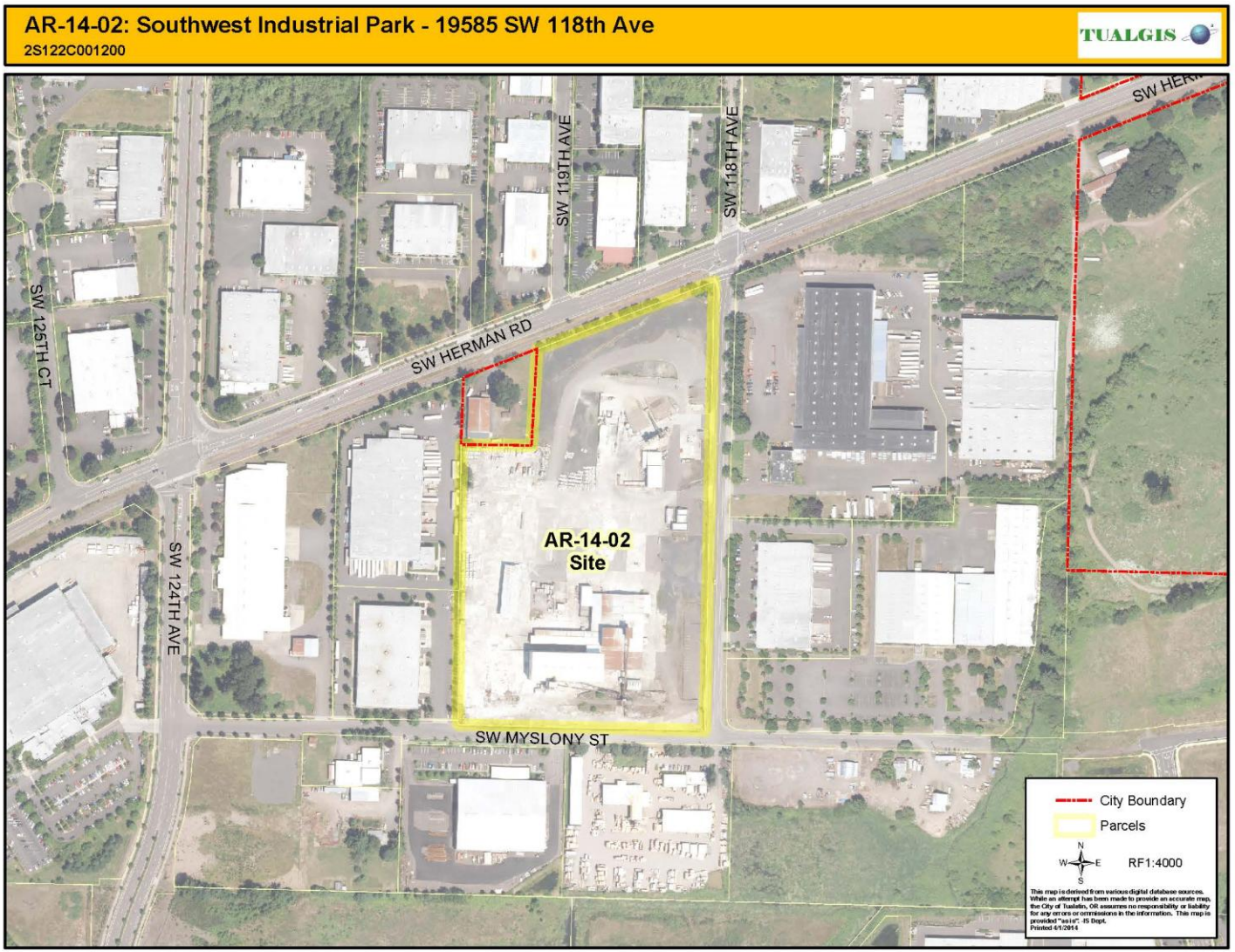
- **Architectural Review:** Application to allow redevelopment of the Hanson Pipe & Products concrete pipe plant site.

- Elements of Review:
  - Architecture
  - Bike Parking
  - Landscaping
  - Lighting
  - Parking
  - Trash and recycling enclosures
  - Tree Preservation

Architecture Review Board

- **Why does ARB review this?**
  - ARB reviews any industrial development over 150,000 square feet per Tualatin Development Code (TDC) 73.030(2).
- **Scope of ARB:**
  - ARB is final decision maker on ARs. Decision can be appealed to City Council.

Vicinity Map



Public Facilities Report

- **Scope of Public Facilities Decision**
  - Public Facilities Report (PFR) and Decision is a staff decision. Decision can be appealed to City Council.

- **Elements of Public Facilities Report**
  - Access
  - Erosion Control
  - Grading
  - Public Lighting
  - Right-of-Way (ROW) Dedication
  - Sewer
  - Sidewalks
  - Stormwater Drainage and Water Quality
  - Street Improvements
  - Water

Review of Application

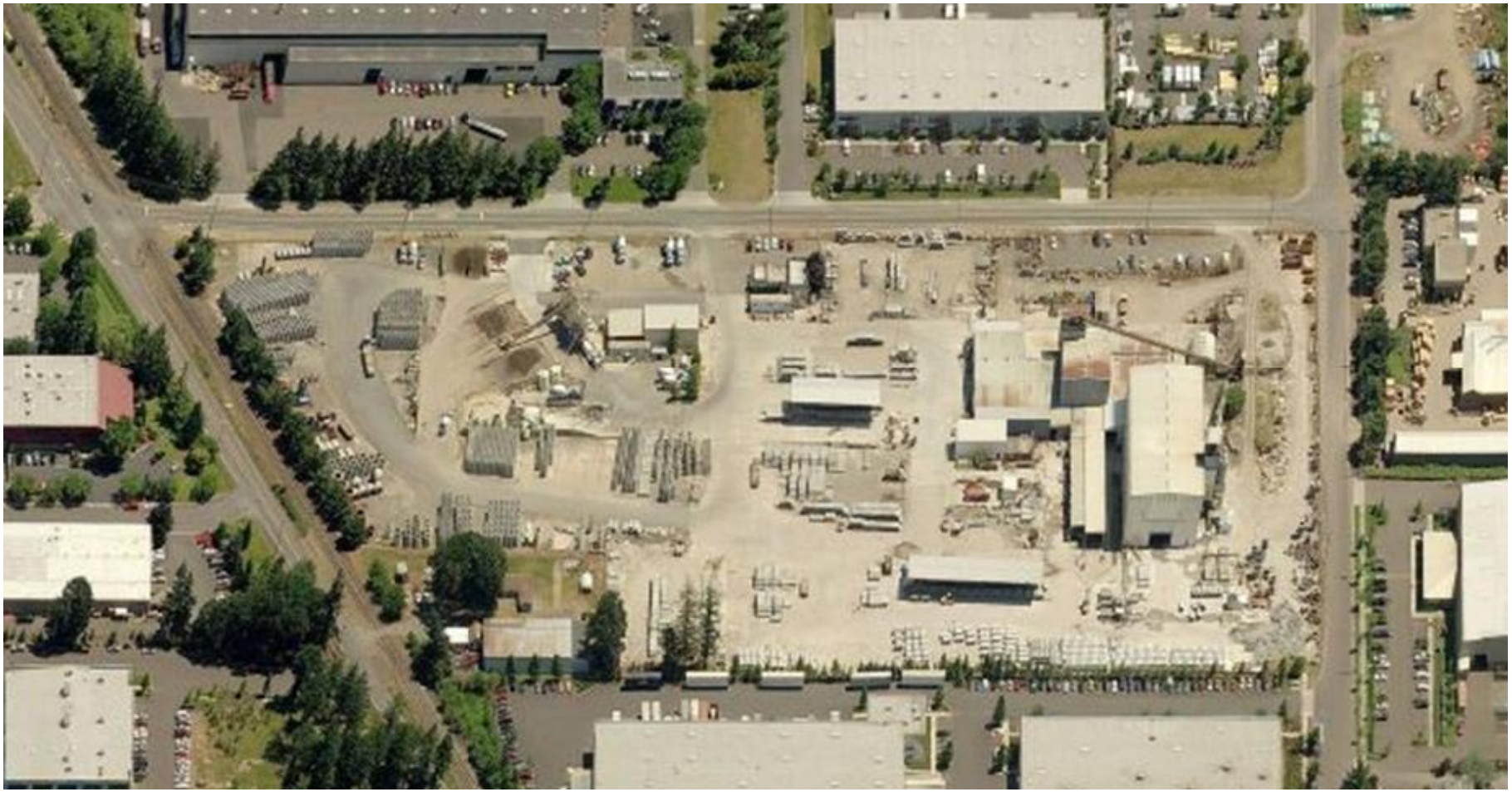
Important Dates

- Submitted Application on January 22, 2014
- Deemed Complete on February 12, 2014
- 120-day review period ends on June 12, 2014

Analysis and Findings

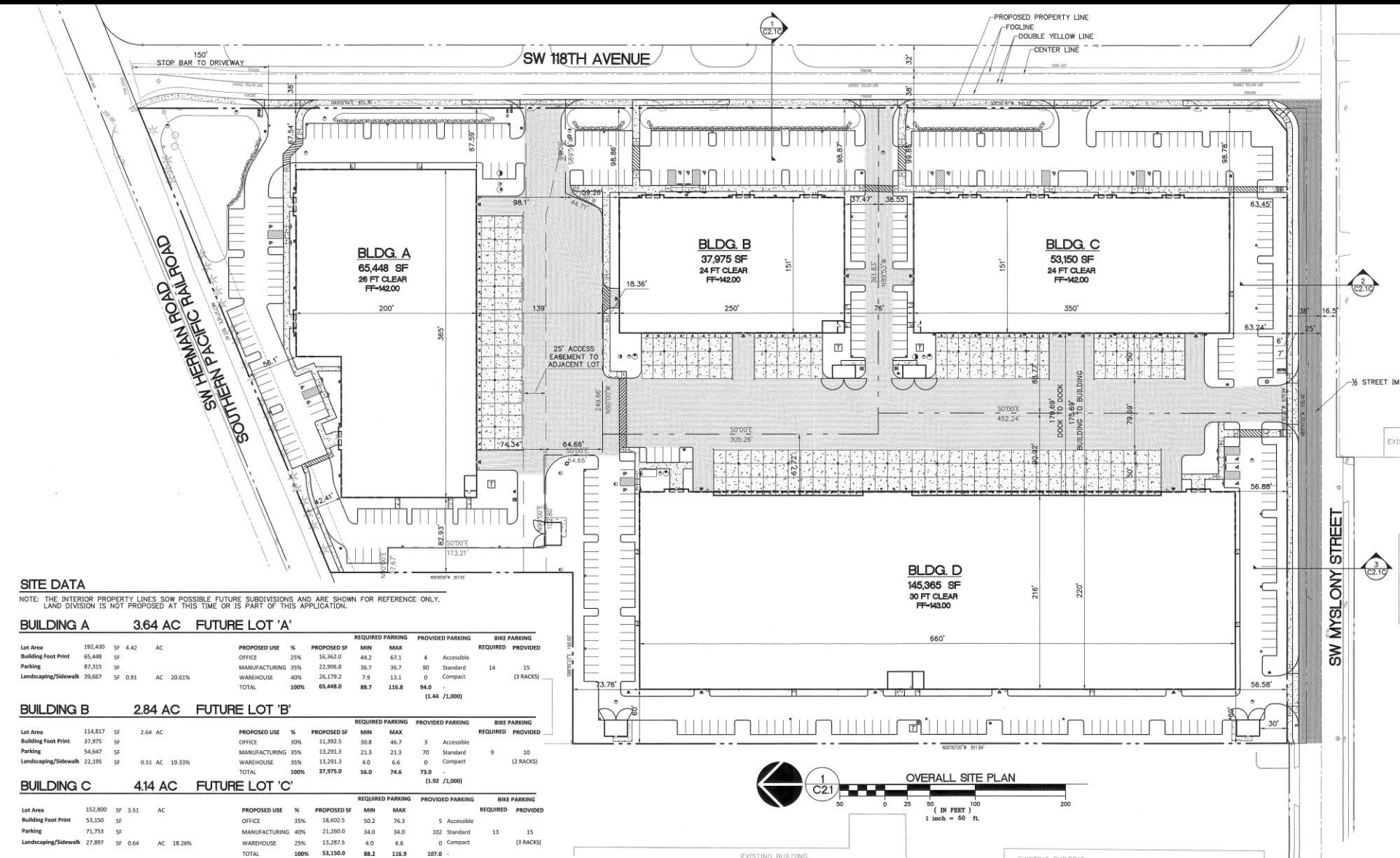
- Staff finds that the proposed site plan and architectural features can show consistency with TDC, subject to recommended conditions of approval.

Oblique Aerial View



View east

Overall Site Plan



SITE DATA

NOTE: THE INTERIOR PROPERTY LINES SOW POSSIBLE FUTURE SUBDIVISIONS AND ARE SHOWN FOR REFERENCE ONLY. LAND DIVISION IS NOT PROPOSED AT THIS TIME OR IS PART OF THIS APPLICATION.

BUILDING A — 3.64 AC — FUTURE LOT 'A'

					PROPOSED USE	%	PROPOSED SF	REQUIRED PARKING MIN	REQUIRED PARKING MAX	PROVIDED PARKING		BIKE PARKING REQUIRED	BIKE PARKING PROVIDED
Lot Area	192,430	SF	4.42	AC	OFFICE	25%	16,362.0	44.2	67.1	4	Accessible		
Building Foot Print	65,448	SF			MANUFACTURING	35%	22,906.8	36.7	36.7	90	Standard	14	15
Parking	87,315	SF			WAREHOUSE	40%	26,179.2	7.9	13.1	0	Compact		(3 RACKS)
Landscaping/Sidewalk	39,667	SF	0.91	AC 20.61%	TOTAL	100%	65,448.0	88.7	116.8	94.0	-		
										(1.44	/1,000)		

BUILDING B — 2.84 AC — FUTURE LOT 'B'

					PROPOSED USE	%	PROPOSED SF	REQUIRED PARKING MIN	REQUIRED PARKING MAX	PROVIDED PARKING		BIKE PARKING REQUIRED	BIKE PARKING PROVIDED
Lot Area	114,817	SF	2.64	AC	OFFICE	30%	11,392.5	30.8	46.7	3	Accessible		
Building Foot Print	37,975	SF			MANUFACTURING	35%	13,291.3	21.3	21.3	70	Standard	9	10
Parking	54,647	SF			WAREHOUSE	35%	13,291.3	4.0	6.6	0	Compact		(2 RACKS)
Landscaping/Sidewalk	22,195	SF	0.51	AC 19.33%	TOTAL	100%	37,975.0	56.0	74.6	73.0	-		
										(1.92	/1,000)		

BUILDING C — 4.14 AC — FUTURE LOT 'C'

					PROPOSED USE	%	PROPOSED SF	REQUIRED PARKING MIN	REQUIRED PARKING MAX	PROVIDED PARKING		BIKE PARKING REQUIRED	BIKE PARKING PROVIDED
Lot Area	152,800	SF	3.51	AC	OFFICE	35%	18,602.5	50.2	76.3	5	Accessible		
Building Foot Print	53,150	SF			MANUFACTURING	40%	21,260.0	34.0	34.0	102	Standard	13	15
Parking	71,753	SF			WAREHOUSE	25%	13,287.5	4.0	6.6	0	Compact		(3 RACKS)
Landscaping/Sidewalk	27,897	SF	0.64	AC 18.26%	TOTAL	100%	53,150.0	88.2	116.9	107.0	-		

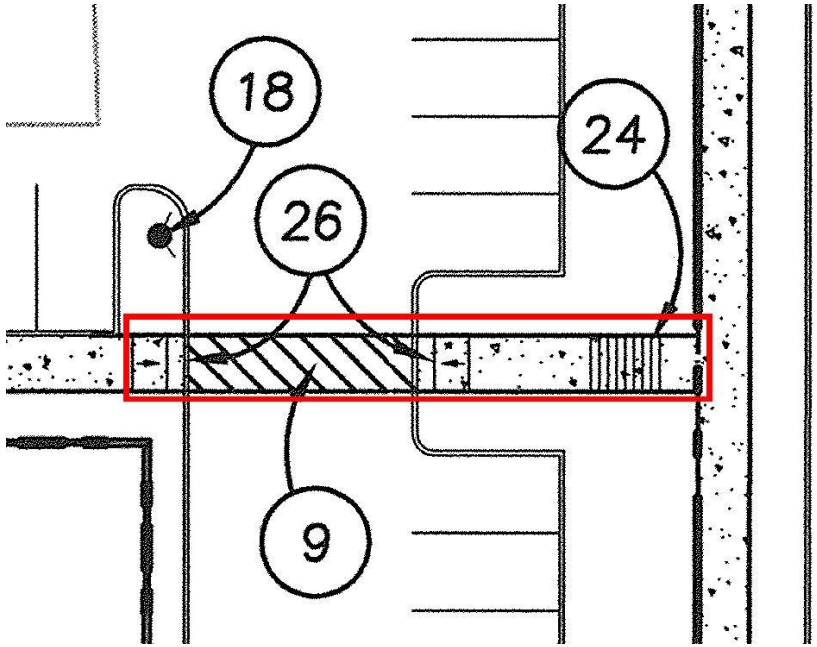
Intro to Conditions of Approval

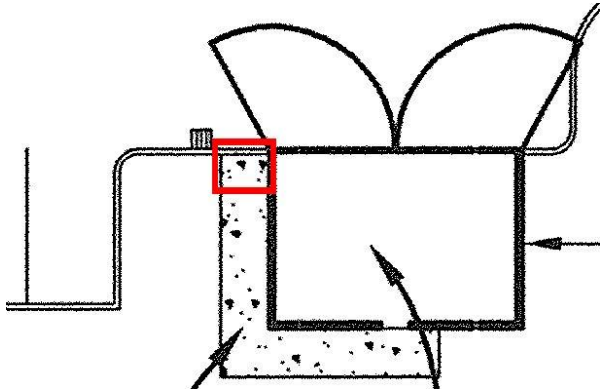
Conditions of Approval Topics

- Walkways and accessways
- Lighting
- Equipment screening, and fireproofing trash and recycling containers
- Landscaping
- Tree preservation
- Auto and bike parking

Walkways and Accessways

Widen a proposed 6-foot walkway between Building C and SW Myslony St sidewalk into an 8-ft (bike/pedestrian) accessway, and add curb ramps to walkways leading to trash enclosure pedestrian entries.



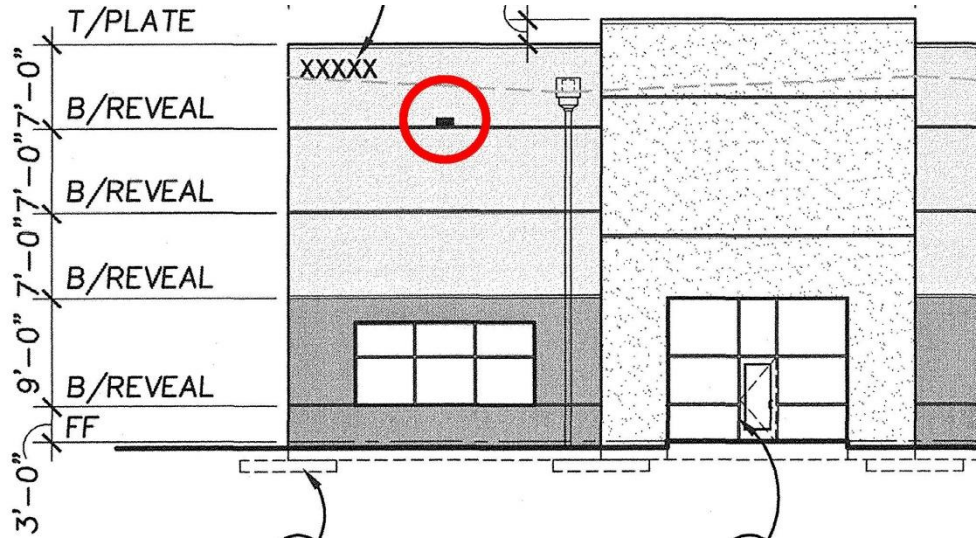


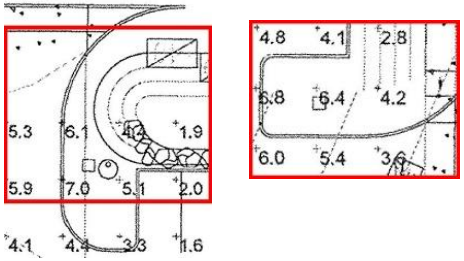
Lighting

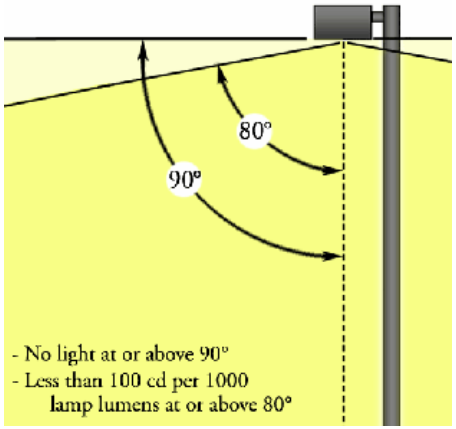
Provide additional information about exterior pole and wall-mounted lighting regarding bulb visibility, glare, and light encroachment into public rights-of-way.

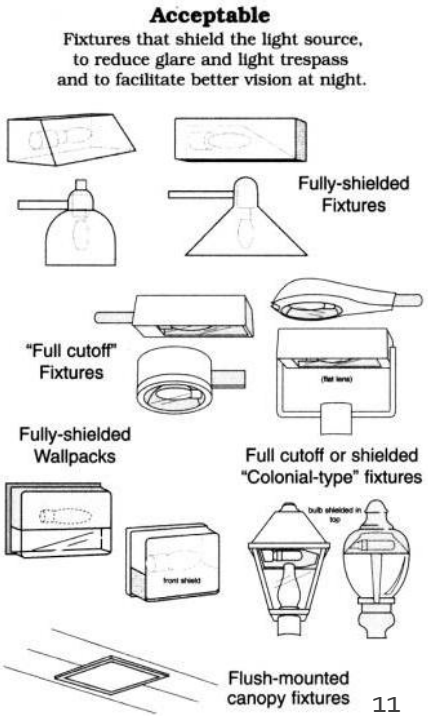
Pole fixture footcandles at 118th Ave and Myslony St appear to exceed guideline of 0.1 fc

Unknown wall fixtures proposed at 26 ft









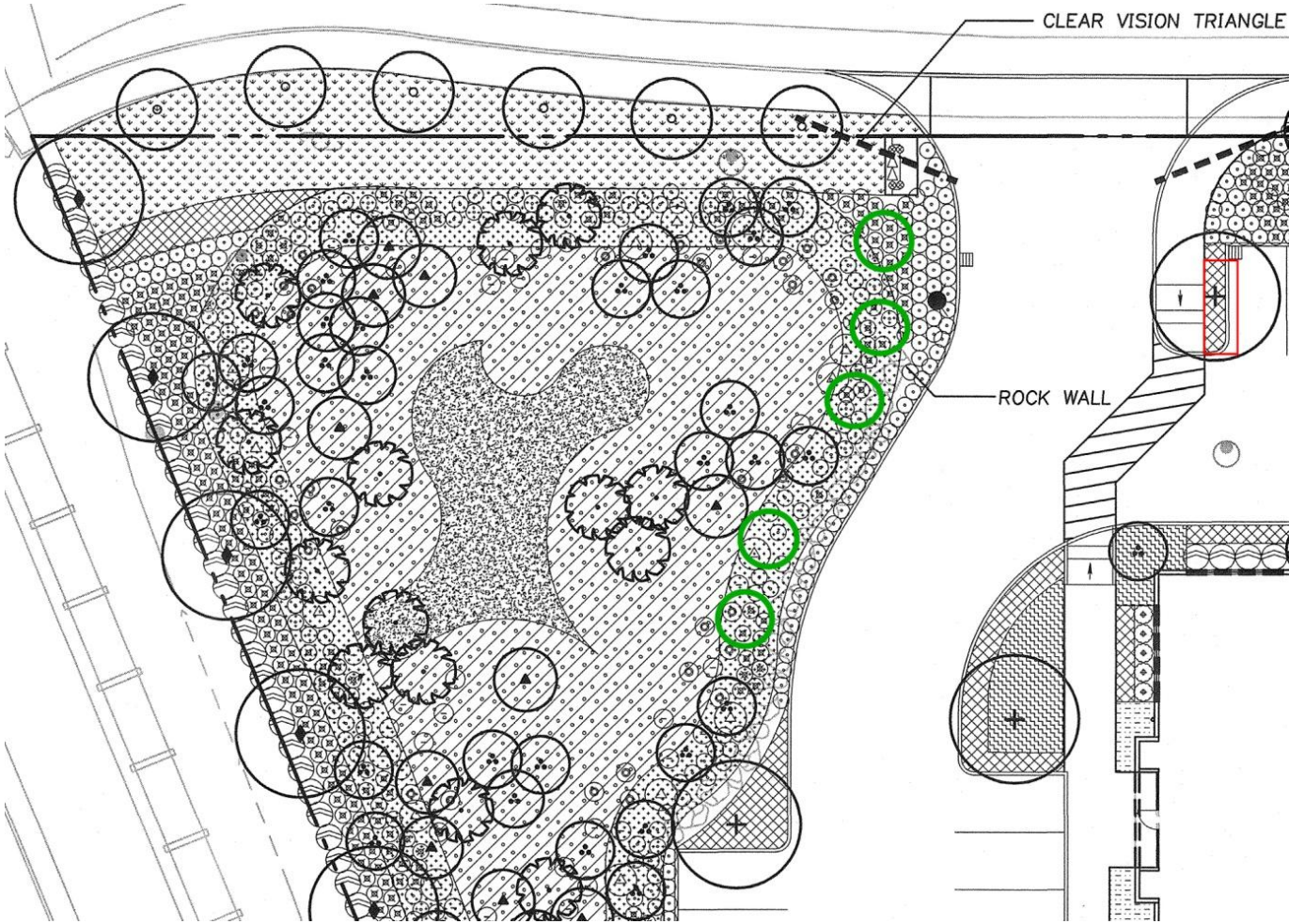
Equipment Screening & Fireproofing Waste Containers

- Screen any and all on and above grade electrical and mechanical equipment (that might be in addition to the proposed screened electrical transformers)

- Note and provide covered or waterproof trash and recycling containers that meet Tualatin Valley Fire & Rescue (TVF&R) standards

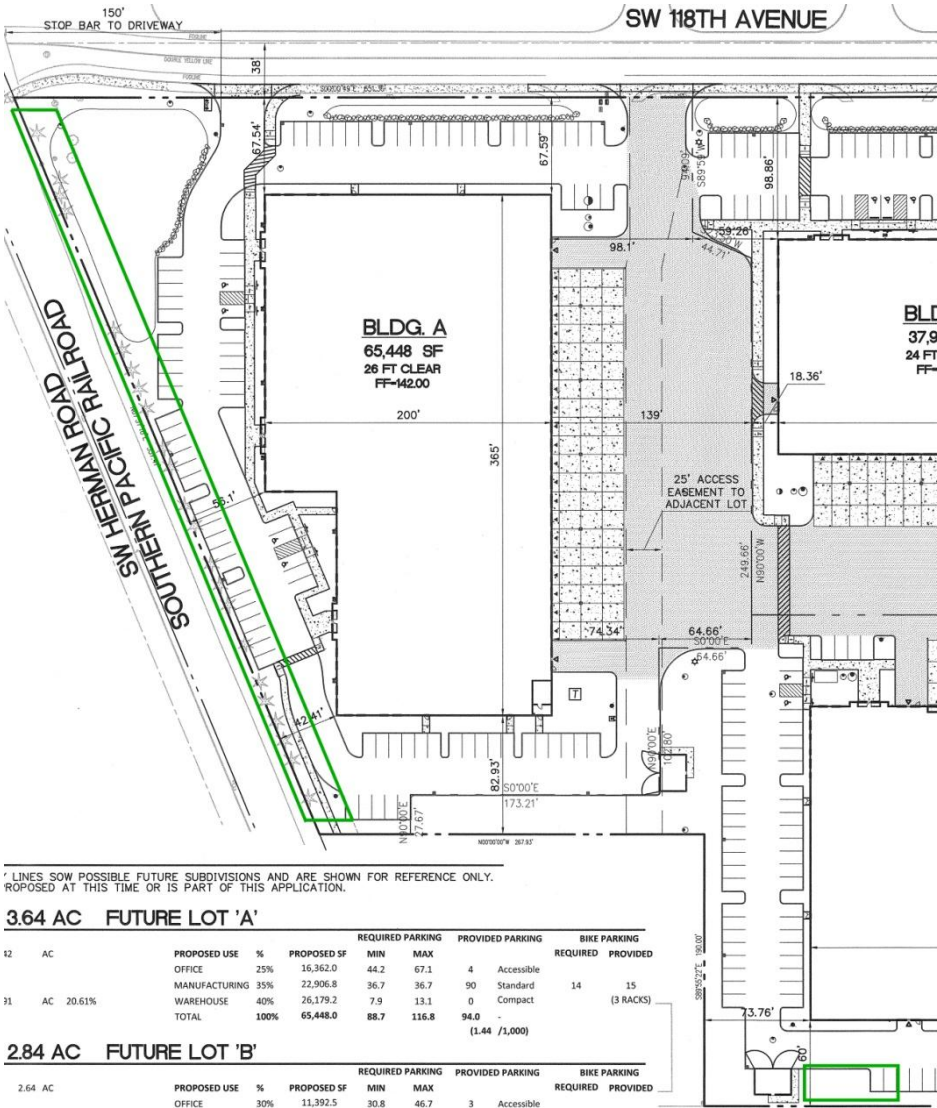
Landscaping

- Redistribute or add trees to be roughly evenly spaced along the north edge of the Building A east-west driveway / south edge of the water quality facility
- Widen a landscape island with a proposed tree near the Building A northeast corner to 5 ft



Tree Preservation

- Preserve specific trees
- Submit a Tree Preservation Site Plan and Tree Assessment per TDC 34.210
- Identify trees and other plant materials to be retained on the landscape and grading plans
- Protect trees to be preserved during construction.



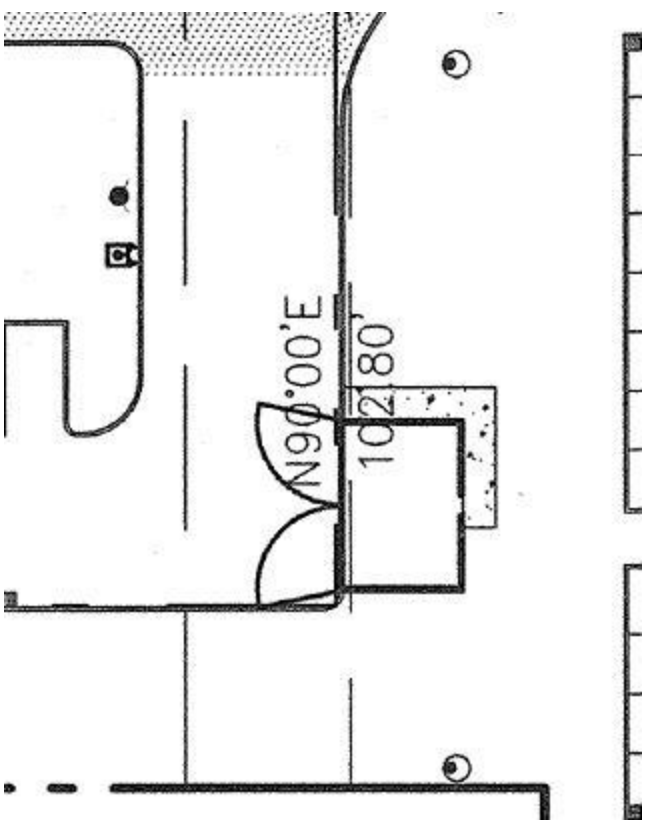
Aerial Views of Trees

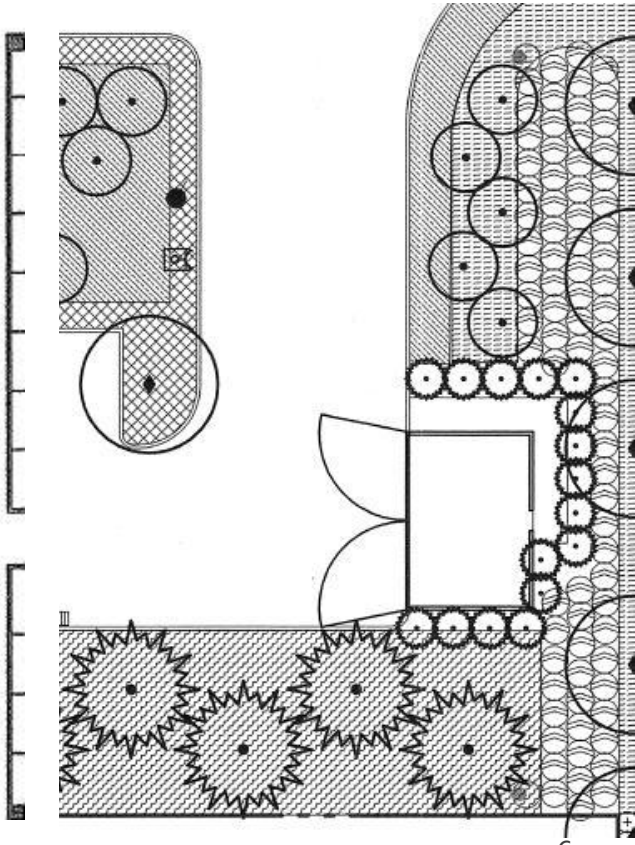
View north

View east

Auto & Bike Parking

- Provide copy of recorded 25-ft wide private access easement from SW 118th Avenue to Tax Lot 1100 and illustrate it in revised plans
- Revise landscape plans to remove proposed trees from within the access easement
- Revise the site plans to indicate for bike parking:
  - locations and signage
  - how much is covered
  - bike stall lengths, wid ths, and overhead clearances





Conclusion & Options

1. Approve with staff recommended findings and conditions of approval

2. Approve with amended findings and conditions of approval

3. Continue the hearing of the issue to a date certain

4. Deny the application

Questions?

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ccortes@ci.tualatin.or.us