



MEETING NOTICE
TUALATIN ARCHITECTURAL REVIEW BOARD
August 13, 2014, 6:30 PM
Addendum Item 4B
POLICE TRAINING ROOM
8650 SW TUALATIN RD
TUALATIN, OR 97062

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, Clare Fuchs, Senior Planner, Colin Cortes, Assistant Planner.

4. **PUBLIC HEARINGS**

- B. River Ridge Apartment Complex Addendum



MEMORANDUM

CITY OF TUALATIN

Architectural Review Board

4. B.

Meeting Date: 08/13/2014

THROUGH: Aquilla Hurd-Ravich, Planning
Manager

FROM: Clare Fuchs, Senior Planner

Department: Community Development

Information

SUBJECT:

River Ridge Apartment Complex Addendum

ISSUE BEFORE ARCHITECTURAL REVIEW BOARD:

Addendum memo as a result from August 8, 2014 submittal from applicant. The applicant has provided documentation that meeting codes is feasible with the current proposal and conditions of approval. This additional information is attached for your reference.

EXECUTIVE SUMMARY:

1. The applicant has shown they can meet the recreational area and children's play area requirements.
2. The applicant has shown that they can meet the parking area requirements.
3. The 20% landscaping minimum does not apply to this development, therefore the landscaping plan meets code.

Staff can now recommend approval with one adjusted Condition of Approval.

DISCUSSION:

The applicant provided an addendum to the application submittal on August 8, 2014. The submittal addresses the three main concerns that staff had on the feasibility of the project. They are as follows:

1. Recreational Area Requirement: Staff had not been provided evidence that it was feasible to provide the 81,000 square feet of recreational area and the 27,000 square feet of children's recreational area. On August 8, 2014 the applicant provided an exhibit (Sheet L3.0) showing that the applicant is providing 145,458 square feet of recreational area. Some of this areas are steep slopes, trees, and shrubbery. However, staff believes that the applicant can prove there is enough usable recreational area given the excess of square footage provided.

Sheet L3.1 from the August 8th submittal shows the applicant is providing 32,662 square feet of children's play area. It appears that all of the children's play area square footage shown is usable. Staff recommends the applicant be conditioned to provide the proposed sand box, bocce ball, horse shoes, jungle gyms, and basketball court in the sizes shown.

2. The original application showed that many parking spaces would overhang 2.5-feet into the 6-foot wide sidewalk. Other parking spaces were shown partially over shrubbery. Some of the drive aisles widths did not meet minimum dimensions. The applicant provided an exhibit on August 8, 2014 redesigning the parking lot (sheet A1.1). Sidewalks were widened to 8.5-feet to provide a minimum 6-foot width of

sidewalk area with overhang. More compact spaces were utilized. Parking islands were pulled back to meet drive aisle width minimums. The applicant has also stated they will provide a revised landscaping plan that shows ground cover only in parking overhang areas.

3. The third issue has also been resolved. Section 73.100(1) only requires that applicant provide 25% or 20% if the use is a conditional one. This apartment complex is allowed outright in the High Density Residential plan district, therefore no minimum landscaping is required. However, the applicant has shown that almost 25% of the site will be landscaped. Staff recommends conditioning the applicant to this proposal.

RECOMMENDATION:

Staff recommends approval with the following adjusted Conditions of Approval:

Condition AR-2.B.9 shall be revised to state, "Applicant shall install landscaping as proposed on landscaping plan with adjustments per other Conditions of Approval."

Attachments

Attachment A - Amended Findings and Conditions of Approval

Attachment B - Supplemental Application Files Submitted August 8, 2014

August 6, 2014

STAFF REPORT

**RECOMMENDATION TO
THE ARCHITECTURAL REVIEW BOARD**

Case #:	AR-14-10
Project:	River Ridge Apartment Complex (formerly known as Espedal)
Location:	17865 and 17985 SW Pacific Highway (Highway 99W) (Tax Map 2S1 15C Tax Lots 2191, 2202, and 2300)
Applicant:	Mountain West Investment Corporation Represented by: AKS Engineering and Hill Architects

INTRODUCTION

Mountain West Investment Corporation proposes 14, 3-story apartment buildings and a clubhouse. The majority of the parking will be located behind the apartment homes. The clubhouse is proposed to be in the middle of the development.

The applicant indicates plans to consolidate or adjust the tax lots into one parcel, however, no information on proposed consolidation or property line adjustment is provided in this application. This review considers consolidation of the three properties into one parcel.

Based on County building permit research, the RV and Manufactured home park was demolished in 2007 and 2008. Many concrete foundations remain. These are proposed to be removed during the grading process. Additionally, a home is located on the property. This will be demolished prior to construction of the apartment homes.

The subject property is in the High Density Residential (RH) Planning District. The subject site is located in the northwest portion of the City on SW Pacific Highway just north of SW 124th Avenue. The total building floor area is 176,551 square feet in a 73,856 building footprint. The site area is 505,731 square feet or 11.61 acres. The buildable site area is 379,410 square feet. The parking and vehicular circulation area is 122,761 square feet. There are 322 parking spaces proposed.

ARRANGEMENTS CAN BE MADE TO PROVIDE THESE MATERIALS IN ALTERNATIVE FORMATS, SUCH AS LARGE TYPE OR AUDIO CASSETTE TAPE. PLEASE CONTACT THE PLANNING DIVISION AT 503-691-3026 AND ALLOW AS MUCH LEAD TIME AS POSSIBLE.

Attachment A - Amended Findings and Conditions of Approval

As of the draft of this staff report no public comments have been received. Notice was mailed July 24, 2014 for the August 13, 2014 hearing.

The Public Facilities Decision for this project will be issued separately by the City Engineer. The City Engineer shall render a decision on the Public Facilities within 10 City Business days after the Architectural Review Board adopts a final order [31.073(5)]. A draft copy of the Public Facilities Decision is provided to the Board for informational purposes, but is not to be considered by the Board in the matter of the AR-14-10 Architectural Features review.

ARCHITECTURAL REVIEW RECOMMENDED FINDINGS & CONCLUSIONS

FINDINGS

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

1. Previous Land Use Actions:

Tax Lot 2191, 2202, and 2300: ANN-14-01 approved the annexation of these three parcels into the City of Tualatin from unincorporated Washington County. PMA-14-01 amended the City of Tualatin plan designation from Commercial Recreational (CR) (tax lot 2202) and General Commercial (CG) (tax lot 2191) to High Density Residential (RH).

2. Other Permit Actions:

Washington County has record of two permits obtained while under their jurisdiction for these three tax lots. A demolition permit was approved in 2008 for 10 mobile homes. A face change sign permit was approved in 1991 for "Kaddie's Kafe."

3. Planning Districts and Adjacent Land Uses:

The site is now in the High Density Residential (RH) planning district.

Adjacent Planning Districts and land uses include:

<u>Number</u>	<u>Tax Lot</u>	<u>Description</u>
1.	1400	Tax lot 1400 is abuts the subject site to the south and is developed with a residence in Washington County's Future Development 10 Acre Minimum (FD-10) plan designation.
2.	2203	Tax lot 2203 abuts the subject site to the east and is developed with Nacho Mama's restaurant in the City's General Commercial (CG) plan district.
3.	2200	Tax lot 220 abuts the subject site to the east and is developed with Sanchez Towing in the City's CG plan district.
4.	2190	Tax lot 2190 abuts the subject site to the east and is developed as a used car dealership named Oregon Auto Center in the City's CG plan district.

5 1800 Tax lot 1800 abuts the subject site to the northeast and is developed with a motor home park in the City Commercial Recreational (CR) plan district.

4. Lot Sizes:

43.050 Lot Sizes for Permitted Uses

(1) Except for lots for public utility facilities, natural gas pumping stations and wireless communication facilities which shall be established through the Subdivision, Partition or Lot Line Adjustment process and as otherwise provided, the lot size for a permitted use pursuant to TDC 43.020(1) is:

(a) Except for townhouses whose minimum lot size shall be 1,400 square feet, the minimum lot area shall be 10,000 square feet.

(i) When used for multiple-family residential purposes on less than an acre of land, the minimum lot area shall be according to the following table:

Number of Dwelling Units	Square Feet of Lot Area Required
2	10,000
3 and above	10,000 square feet, plus 1,459 square feet for each unit exceeding two.

(ii) For multiple-family residential purposes on one acre and larger, the minimum lot area shall be 1,742 square feet per dwelling unit.

(b) Except for townhouses whose minimum average lot width shall be 14 feet, the minimum average lot width shall be 75 feet except on a cul-de-sac, where the minimum lot width shall be 40 feet at the street.

(c) Except for townhouses which shall not occupy more than 90 percent of the lot area, buildings shall not occupy more than 45 percent of the lot area.

(d) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(7) - (12).

Tax lot 2191, 2202, and 2300 meet the lot size and dimension requirements as the smallest parcel is 43,560 square feet, well above the 10,000 square foot requirement.

The applicant indicates plans to consolidate or adjust Tax Lots 1800 and 1900 into one parcel; staff has recommended a condition to consolidate all three tax lots prior to building permit. Consolidation will satisfy setback requirements.

5. **Setbacks:**

43.070 Setback Requirements:

(1) Front yard. The front yard setback is a minimum of 20 feet for 1-story, 25 feet for 1 1/2-story, 30 feet for 2-story, and 35 feet for 2 1/2-story structures.

The applicant proposes a 22.75 front yard setback. This is allowed based on TDC 43.070(8). Please refer to section 43.070(8) for a response.

(2) The side yard setback shall be a minimum of 5 feet for 1-story, 7 feet for 1 1/2-story, 10 feet for 2-story, and 12 feet for 2 1/2-story structures. Where living spaces face a side yard, the minimum setback shall be 10 feet.

The applicant proposes a 7.75 (7-feet 8-inches) foot side yard setback. This is allowed based on TDC 43.070(8). Please refer to section 43.070(8) for a response.

(3) The rear yard setback is the same as the side-yard setback.

The applicant proposes a 7.75 foot side yard setback. This is allowed based on TDC 43.070(8). Please refer to section 43.070(8) for a response.

(5) Where buildings are grouped as one project on one tract of land, the minimum distance between two buildings at any given point shall not be less than the sum of the maximum required side yards, computed separately for each building at that point. The minimum distance between two buildings on separate lots for townhouses shall be determined in the Architectural Review process.

Subsection (8) below allows reduced setbacks down to 7.75-feet for all side yards. Double 7.75 feet calculates to a minimum required separation of 15.5-feet between buildings. All buildings are at least 15.5 feet apart in accordance with this section except for the following: (1) Building 2 and 3 are shown less than 15.5 feet apart (2) Buildings 13 and 14 are shown less than 15.5 feet apart. Staff recommends a condition that the building layout be revised to meet the requirements of this section.

(6) Off-street parking and vehicular circulation areas shall be set back a minimum of 10 feet from any public right-of-way or property line. The

setback for such areas for townhouses shall be determined in the Architectural Review process.

All parking and drive aisle areas are at least 10-feet away from the public right-of-way or property line.

(8) *Except for setbacks abutting property lines in the RL District, the decision authority may allow a reduction of up to 35% of the required front, side or rear yard setbacks, as determined in the Architectural Review process, if as a result the buildings are farther away from fish and wildlife habitat areas, and provided the following criteria are met:*

(a) A portion of the parcel must be:

- (i) in the Natural Resource Protection Overlay District (NRPO), or***
- (ii) in an Other Natural Area identified in Figure 3-4 of the Parks and Recreation Master Plan, or***
- (iii) in a Clean Water Services Vegetated Corridor; and***

(b) The portion of the parcel which meets the applicable criteria set forth in (a)(i), (ii), or (iii) must be placed in a Tract and must meet one of the following ownership criteria:

- (i) be dedicated to the City at the City's option, or***
- (ii) be dedicated in a manner approved by the City to a nonprofit conservation organization, or***
- (iii) be retained in private owner-ship by the developer.***

A 35% reduction for all setbacks is requested. The subject site contains NRPO land area and Clean Water Services vegetated corridor. In order to set back the apartment complex as far as possible from the natural area, reduced setbacks are needed to also meet density requirements.

A 35% reduction of the required front yard setback of 35-feet calculates to 22.75-feet. The front yard setback is shown at just over 22.75-feet, therefore this requirement is met.

A 35% reduction of the required side and rear yard setbacks of 12-feet calculates to 7.8-feet. A 7.8-foot side and rear yard setback for all side and rear yards is requested. The site plan shows a minimum 7.8-foot side and rear yard setback for all buildings, therefore this requirement is met.

6. Structure Height:

43.100 Except as other provided, the maximum structure height is 35 feet.

All elevations for all building show a height of either 34-feet, 3-inches or 34-feet, 8-inches, just under the building height maximum. This requirement is met.

7. Site Planning:

73.050 Criteria and Standards

(1) In exercising or performing his or her powers, duties, or functions, the Community Development Director shall determine whether there is compliance with the following:

(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 the TDC standards and other applicable general ordinances of the City of Tualatin. The proposed location, height, appearance, etc. of the development either complies with the TDC and other applicable City ordinances as identified in this report or, with applicable conditions of approval will be in compliance.

Private Outdoor Areas, Entry Areas, and Shared Outdoor Areas and Children's Play Areas

Multi-family and townhouse development:

73.130 The following standards are minimum requirements for multi-family and townhouse development.

(1) Private Outdoor Areas

(a) Except within the Central Design District, or within the Mixed Use Commercial Overlay District in which case the Architectural Review process shall determine the appropriate outdoor area, a separate outdoor area of not less than 80 square feet shall be attached to each ground level dwelling unit. These areas shall be separated from common outdoor areas in a manner which enables the resident to control access from separate to common areas with elements, such as walls, fences or shrubs.

- (b) Except for townhouses, a separate outdoor area of not less than 48 square feet in the form of balconies, terraces, or loggias shall be provided for each unit located above the ground level, except that within the Central Design District or the Mixed Use Commercial Overlay District such outdoor areas may be less than 48 square feet.***

The subject site is not within the Central Design District or a Mixed Use Commercial Overlay District. All balconies on all floor plans are shown to be at least 48 square feet. The floor plans show the patios to be at least 80 square feet. However, it is not clear if the grading plan allows for these patios. Staff recommends a condition that the grading plans be revised to show minimum 80 square foot patios on all units on the ground floors. The landscape plan shall show that 80-square feet of concrete is being provided for each patio and mature planting around each patio allows for a minimum patio size of 80 square feet.

(2) Entry Areas.

- (a) Except as provided in TDC73.130(2)(b), a private main entry area shall be provided in addition to required private outdoor areas and designed so that they are considered a private extension of each dwelling unit. Except for townhouses, each entrance area shall be a minimum of 24 square feet in area for each dwelling unit and may be combined to serve more than a single unit, subject to the following minimum area requirements:***
- (i) Two dwelling units for one-story buildings or two-story townhouses (48 square feet).***
 - (ii) Four dwelling units for two-story buildings (96 square feet).***
 - (iii) Six dwelling units for three-story buildings (144 square feet).***
 - (iv) Unlimited for four-story and greater and for buildings with dwelling unit entries from interior corridors.***
- (b) Within the Central Design District, or within the Mixed Use Commercial Overlay District as determined in the Architectural Review process, a private main entry area need not meet the minimum square footage requirements in TDC 73.130(2)(a).***
- (c) Entry areas shall be separated from onsite parking areas and public streets with landscaping, change of grade, low fences, walls or other means that enable the resident to supervise and control access and to retain privacy.***

All units are provided with a minimum of 24 square feet of entry area, in some buildings this area is combined as allowed by code. All entry areas are separated from parking and public streets.

73.130(3) Shared Outdoor Areas and Children's Play Areas.

- (a) Except for townhouses, projects with 12 or more dwelling units shall provide year round shared outdoor areas for both active and passive recreation (gazebos and other covered spaces are encouraged to satisfy part of this requirement) totaling not less than 450 square feet per dwelling unit. Except adult only projects, a minimum of 150 square feet of the 450 square feet shall be provided as a children's play area.**
- (b) The shared outdoor and children's play areas shall be located and designed in a manner which:**
 - (i) Provides approximately the same accessibility to the maximum number of dwelling units possible;**
 - (ii) Allows residents to watch over these areas from windows in at least two adjacent dwelling units. These windows must provide viewing from the kitchen, living room, dining room or other activity room (bedrooms or bathrooms are not included);**
 - (iii) Provides a separation from all entryway and parking areas with a landscaped transition area measuring a minimum of 10 feet wide;**
 - (iv) Controls access to shared outdoor areas from off-site as well as from on-site parking and entrance areas with features such as fencing, walls and landscaping;**
 - (v) Provides both sunny and shady spots; and**
 - (vi) Provides a usable floor surface (material such as lawn, decks, wood chips, sand and hard surface materials qualify).**
- (c) These standards shall not apply to townhouses or within the Central Design District or within the Mixed Use Commercial Overlay District. Within the Mixed Use Commercial Overlay District the amount of shared outdoor areas and children's play areas shall be consistent with the intent of the Mixed Use Commercial Overlay District and shall be appropriate for the design and scale of residential use proposed as determined through the Architectural Review process.**

~~Staff could not locate recreational areas calculated on the site or landscape plan for adults or children. The narrative states that 81,000 square feet of recreational area is being provided and that 27,000 square feet of children's play area is being provided. Staff cannot find how this was calculated on the plans. Staff recommends a condition that the applicant show where the~~

~~minimum required square footage is being provided in drawn form on the plans. Sheet L1.5 of the plan set does not contain this information as directed by the applicant's representative.~~

The applicant has shown that 145,457 square feet of recreational area will be provided. The code requires that for 180 units; 81,000 square feet of recreational area be provided. Some of the proposed recreational areas are steep slopes, trees, and shrubbery. However, the staff believes that the applicant can prove there is enough usable recreational area given the excess square footage provided.

The code requires 27,000 square feet of children's recreational area be provided for 180 residential units. The applicant has provided an exhibit showing 32,662 square feet of children's recreational area will be provided. This area includes two jungle gyms, a half basketball court, bocce ball, horse shoes, and a sanbox. Staff recommends a condition that the applicant build these proposed recreational items as shown in their exhibits.

Walkways

Multi-family and townhouse development:

73.130(7) Walkways

- (a) Except for townhouses, walkways for multi-family development shall be a minimum of 6 feet in width and be constructed of asphalt, concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.***

Some of the drive aisles crossings are shown as 5-feet wide. Staff is unable to determine if raised and different material is proposed for the drive aisle crossings. Staff recommends a condition that the plans be revised to show minimum of 6-foot wide walkways and drive aisle crossings. Staff also recommends revised civil plans that show all drive aisle crossings visibly raised and made of different material than the parking lot.

Multi-family and townhouse development:

73.130(6) Accessways

- (a) Accessways shall be constructed, owned and maintained by the property owner.***
- (b) Accessways shall be provided between the development's walkway and bikeway circulation system and all of the following locations that apply:***

- (i) adjoining publicly-owned land intended for public use, including schools, parks, or bike lanes. Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland;**
- (ii) adjoining arterial or collector streets upon which transit stops or bike lanes are provided or designated;**
- (iii) adjoining undeveloped residential or commercial property; and**
- (iv) adjoining developed sites where an accessway is planned or provided.**

The Tualatin River Greenway path will satisfy these requirements. Two accessways to adjoining properties (tax lot 1400 and 1800) are proposed. These accessways will be built according to Community Services Department requirements. For additional findings see 73.160(1)(e) below.

Multi-family and townhouse development:

73.130(6)(c)

Three types of accessways are proposed with this project. The first type of accessway is from the future apartment property to the future Tualatin River Greenway parcel. Two of these accessways are proposed. The first one is between building 5 and 6. The second one goes between building 10 and 11. Staff recommends a condition that these accessways be constructed as proposed in Exhibit A between the buildings mentioned above.

The second type of accessway proposed is from the future Tualatin River Greenway property to tax lot 2S115C001800 to the north and tax lot 2S116D001400 to the south. Staff recommends a condition that these two accessways be constructed as proposed in Exhibit A except that the southern stub must fully match up with the property line to tax lot 1400.

The third type of accessway proposed is from the subject apartment property to the sidewalk along Highway 99W. The first of these accessways goes from the sidewalk along Highway 99W to just south of building 12. The second of these accessways goes from the sidewalk on Highway 99W to just south of building 15. Staff recommends a condition that these accessways be built as proposed in Exhibit A. The final design will be coordinated with the Community Services Department.

Multi-family and townhouse development:

73.130(6)(d) Accessways for multi-family development shall:

- (i) be a minimum of 8 feet in width;***

- (ii) be 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;**
- (iii) not have fences or gates which prevent pedestrian and bike access at the entrance to or exit from any accessway; and**
- (iv) have curb ramps wherever the accessway crosses a curb.**

All proposed and required accessways are shown to be at least 8-feet wide. Staff recommends a condition that all accessways be paved.

The applicant has indicated that an application including review of a proposed fence will be submitted separately from this application.

Curb Ramps

Multi-family and townhouse development:

73.170(7)(b)

Commercial, public and semi-public uses:

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

Civil plans have not been submitted yet to show ramps at all curb crossings. Staff recommends a condition that all walkways, sidewalks, and accessways feature a curb ramp wherever a curb is crossed.

Safety and Security

Multi-family and townhouse development:

73.130(4)

- (a) Except for townhouses, private outdoor areas shall be separated from shared outdoor areas and children's play areas with elements such as walls, buildings, landscaping, and changes in grade in a manner which enables residents to utilize these areas as an extension of their units.**
- (b) Windows shall be located to encourage watching over entry areas, shared outdoor areas, walkways and parking areas.**

(c) An outdoor lighting system shall be provided which facilitates police observation and resident observation through strategic location, orientation and brightness without shining into residential units, public rights-of-way, or fish and wildlife habitat areas.

All private outdoor areas are separated as required. Windows are located for observation over parking lots, accessways, and outdoor areas. Staff recommends a condition that all front doors feature a peephole since no windows over look the entry to each home unit.

Sheet E100 was submitted with some indication of lights, but not sufficient to determine code compliance. Staff recommends a condition that a lighting plan be approved by Planning prior to issuance of the first building permit on site. This lighting plan shall contain photometric plans that show all light down to zero foot candles and all produced light as it passes over the property line. Photometrics shall not cut off at the subject site property line. This photometric plan shall show that no light greater than one tenth foot candles shine onto neighboring properties. Photometric/Light Plan shall show that no light will shine into residences or any sensitive natural areas. To facilitate this staff recommends a condition that only lights with full-cutoff be installed.

Identification System

Multi-family and townhouse development:

73.130(4)(d) An identification system shall be established which clearly orients visitors and emergency services as to the location of residential units. Where possible, this system should be evident from the primary vehicle entryway.

On and Above Grade Electrical and Mechanical Equipment

Multi-family and townhouse development:

73.130(5)(c) 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.

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 submitted plans do not indicate the location of on and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners, therefore, staff is unable to determine whether the equipment will be adequately screened with sight obscuring fences, walls or landscaping. The requirement is not met. To meet the requirements of 73.130(5)(c) and 73.160(4)(a), the Site Plan and other plans, as

appropriate, shall be revised to show that on and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners, be adequately screened with sight obscuring fences, walls or landscaping. Screening of roof-mounted mechanical equipment shall be integrated with exterior building design.

Service, Delivery and Screening

Multi-family and townhouse development:

73.130(5)

(a) Provisions for postal delivery shall be conveniently located and efficiently designed for residents and mail delivery personnel.

(b) Safe pedestrian access from unit entries to postal delivery areas, shared activity areas, and parking areas shall be provided. Elements such as, but not limited to, concrete paths, raised walkways through vehicular areas or bark chip trails will meet this requirement.

Staff could not find where the postal mail will be located. Staff recommends a condition that a postal mail delivery system plan be approved prior to building permit. Mail delivery shall be well lit and provide safe pedestrian access.

Commercial, public and semi-public uses:

73.227(6)(b) (iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.

The applicant proposes one screened trash and recycling location for the entire development. A trash compactor is proposed. Staff is unsure that this one location will be adequate for the entire development. Should more trash or recycling be needed, staff recommends a condition that all recycling or trash cans or dumpsters be fully screened at all times. Any additional screening needed for trash or recycling will obtain an AR prior to construction.

Federal Americans with Disabilities Act (ADA)

Multi-family and townhouse development:

73.130 (8)

Commercial, public and semi-public uses:

73.160(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 OSSC.

The proposed project must comply with The Federal Americans with Disabilities Act (ADA) and all buildings and improvements within the project have been design in compliance with the Act.

8. Structure Design:

73.050(1)(b) The proposed design of the development is compatible with the design of other developments in the same general vicinity.

The architecture of the proposed residential buildings and clubhouse is a classic design. The colors and materials chosen are contemporary. There is a new commercial building and another apartment complex nearby that complementary. Staff finds that the materials and architecture are in compliance with this Section.

73.050(1)(c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the same vicinity.

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.

The proposed project will be required to comply with this section over time. To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

73.190 Standards – Single-family and Multi-family Uses.

(2) Standards - Multi-family Uses.

The following standards are minimum requirements for multi-family and townhouse development.

(a) Storage.

(i) Except as provided in Subsection (a)(ii), enclosed storage areas are required and shall be attached to the exterior of each dwelling unit to accommodate garden equipment, patio furniture, barbecues, bicycles, etc. Garages are not intended to satisfy storage requirements. Each storage area shall be a minimum of 6 feet in height and have a minimum floor area of:

(A) 24 square feet for studio and one bedroom units;

(B) 36 square feet for two bed-room units; and

(C) 48 square feet for greater than two bedroom units.

(ii) For townhouses and residential and mixed use residential developments in the Central Design District, or within the Mixed Use Commercial Overlay District as determined in the Architectural Review process, some provision shall be made for outdoor storage adjacent to private outdoor areas. Such provisions shall be reviewed for adequacy through Architectural Review and shall be designed to accommodate barbecues or other small deck equipment.

(b) Carports and Garages.

(i) If carports and garages are provided for multi-family development, except townhouses, the form, materials, color and construction shall be compatible with the complex they serve.

(ii) At least one garage space shall be provided for townhouses.

Storage units next to each balcony or patio are being provided. However, only 24 square feet of storage is being provided next to the units. Storage units in the clubhouse are proposed to be provided in addition. Staff recommends a condition that a plan be submitted that shows an adequate amount of square footage is being provided in those storage units to meet the standards of this section. This plan should also show which apartments will be assigned to which storage units. The storage units should be constructed prior to the first certificate of occupancy for the first residential building.

73.220(1)(a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.

This standard was addressed under 73.130(4)(a)-(c) and 73.160(3)(a)-(c) and conditions requiring compliance recommended.

73.220(1)(b) Provide an identification system which clearly identifies and locates buildings and their entries.

This standard was addressed under 73.130(4)(d) and 73.160(3)(d) and a condition requiring compliance was recommended.

73.220(1)(c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.

Staff recommends a condition that a revised landscaping plan be submitted with this above code as a note on the plans.

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

73.227(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.

This is a new multi-family development, therefore these standards apply.

73.227(5) Franchised Hauler Review Method. The franchised hauler review method provides for a coordinated review of the pro-proposed site plan by the franchised hauler serving the subject property. This method can be used when there are unique conditions associated with the site, use, or waste stream that make compliance with any of the three other methods impracticable. The objective of this method is to match a specific hauler program (types of equipment, frequency of collection, etc.) to the unique characteristic(s) of the site or development. The applicant shall coordinate with the franchised hauler to develop a plan for storage and collection of mixed solid waste and source separated recyclables to be generated. A narrative describing how the proposed site meets one or more unique conditions, plus site plan and architectural drawings showing the size and location of storage area(s) required to accommodate anticipated volumes shall be submitted for Architectural Review. Additionally, a letter from the franchised hauler shall be submitted with the application that de-scribes the level of service to be provided by the hauler, including any special equipment and collection frequency, which will keep the storage area from exceeding its capacity. For purposes of this subsection the following constitute unique conditions:

(a) Use of either of the three other methods of compliance would interfere with the use of the proposed development by reducing the productive space of the

proposed development, or make it impossible to comply with the minimum off-street parking requirements of the underlying planning district, or

- (b) The site is of an irregular shape or possesses steep slopes that do not allow for access by collection vehicles typically used by the franchised hauler to serve uses similar in size and scope to the proposed use, or***
- (c) The proposed use will generate unique wastes that can be stacked, folded, or easily consolidated without the need for specialized equipment, such as a compactor, and can therefore be stored in less space than is required by the Minimum Standards Method.***

If the application does not demonstrate that the franchised hauler method requires less space, through the Architectural Review process the minimum standards method may be required. The franchised hauler method shall be reviewed and approved as part of the Architectural Review process.

The letter from the trash hauler does not address whether the capacity of the one trash compactor and the one recycling storage location proposed will be sufficient for 180 residential units. The letter needs to address how often the compactor and recycling will need to be emptied to keep it from overflowing. Staff recommends a condition that the application obtain a revised letter from the trash hauler specifically stating whether the one compactor and one recycling location proposed will be adequate for 180 residential units. The letter shall also state how many times a week or month the compactor and recycling will need to be emptied. If the compactor and the frequency of service will not be sufficient, the applicant shall revise their trash plan and propose a second full screened location for trash and recycling that meets all applicable codes.

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.***
- (iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.***
- (iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.***
- (v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.***
- (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 applicant proposes a combined trash and recycling area. The location is not within a required yard. The enclosure is centrally located and can be seen from many residences for security. The placement of the enclosure will not cause a traffic problem.

73.227(6)(b)

(ii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.

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

The plans do not provide specifications of whether the vehicular trash enclosure door can be secured in the open and closed positions. Staff recommends a condition that the trash specification be revised to show that the vehicular doors can be locked in the open and closed positions. The trash enclosure is at least 6-feet in height and vehicular doors are at least 10-feet wide. An asphalt surface for the trash enclosure is proposed. A separate door for pedestrians is not shown. Staff recommends a condition that the trash plan be revised to includes a pedestrian door.

10. 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 a condition that the applicant abide by Section 73.100(1).

~~73.240(2) (2) The minimum area requirement for landscaping for conditional uses for RL, RML, RMH, RH and RH/HR Planning Districts, listed in TDC 40.030, 41.030, 42.030, 43.030 and 44.030, excluding 40.030(3), 40.030 (4)(j), 40.030 (4)(m), 40.030 (4)(n) and 41.030(2) shall be twenty-five (25) percent of the total area to be developed. 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 shall be twenty (20) percent of the total area to be developed as determined through the AR process.~~

~~Staff could not find this information in the application. The applicant qualifies for the 5% reduction of landscaping from 25% because of the Natural Resource Protection Overlay on their property. Staff recommends a condition that the applicant provide a calculation and drawing that shows at least 20% of subject site is landscaped.~~

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.

Staff was unable to tell if this landscaping plan will meet this requirement. Staff recommends a condition that the applicant provide enough landscaping for the ground to be covered in vegetation in three years. The applicant needs to also provide a note on the plans that the landscaping plan does meet this requirement.

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

All trees on landscaping plan meet this 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.

The one coniferous tree species proposed meets this requirement.

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

All shrubs have been proposed to be 5 gallons. Staff recommends that applicant be conditioned to provide all shrubs at 5 gallons as proposed.

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

No irrigation plan has been provided. Staff recommends a condition that a full irrigation plan be provided prior to building permit.

Section 73.300 Landscape Standards - Multi-family Uses.

All areas within a development, including townhouses, not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas shall be landscaped. Townhouse developments may include hard surfaces in outdoor areas such as patios and storage areas as determined in the Architectural Review process.

A review of the submitted Landscape Plan shows that the requirement of 73.300 is met.

Section 73.330 Parking Lot Landscaping - Multi-family Uses.

(1) Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.

(2) 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.

(3) Except for townhouse lots, a minimum 10-foot landscape setback shall be provided between the property lines and parking areas. This area shall be planted with deciduous trees an average of not more than 30 feet on center and shrubs at least 30 inches in height which provide screening of vehicular headlights. Trees shall meet the requirements of TDC 73.360(7). Native trees and shrubs are encouraged.

(4) Except for townhouse lots, provide a landscaped transition area of at least 10 feet in width between parking and vehicle circulation areas and buildings and shared outdoor areas. Deciduous shade trees located at not less than 30 feet on center shall be located in this transition area. The trees shall meet the requirements of TDC 73.360(7). Groundcover plants mixed with low shrubs must completely cover the remainder of this area within three years. Native trees and shrubs are encouraged.

A review of the submitted Landscape Plan shows that there are no plantings proposed at the ends of on-site drive aisles or at driveway entrances that will intrude on the clear zone. With proper pruning and maintenance, the requirement of 73.340(1) will be met.

The submitted Landscape Plan shows enough trees and landscaping to meet the above requirement. The parking lot faces the perimeter of the subject site on two sides.

73.350(1) Except for townhouse lots that are not required to have landscape island areas, a minimum of 25 square feet per parking stall shall be improved with landscape island areas. They may be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping. They shall be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands. They shall be dispersed throughout the parking area (see TDC 73.380(3)). They shall be planted with groundcover or shrubs. They shall be planted with deciduous shade trees when needed to meet the parking lot shade tree requirements. Native plant materials are encouraged. Landscape square footage requirements shall not apply to parking structures and underground parking.

Staff could not locate this information in the landscaping plan. Staff recommends a condition that the revised landscaping plan show that at least 25 square feet of landscaping is provided per parking stall.

73.350(2) Landscape island areas with trees shall be a minimum of 5 feet in width (from inside of curb to curb).

The landscaping plan shows a minimum of 5-foot wide landscaping islands.

73.350(3) A minimum of one deciduous shade tree shall be provided for every four parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees shall be within 5 feet of the face of a perimeter parking lot curb and shall be uniformly distributed throughout the parking lot (see [TDC 73.380\(3\)](#)), except that within the Central Design District landscape islands and shade trees may be placed to frame views of the Tualatin Commons water feature or identified architectural focal elements. The trees shall meet the requirements of [TDC 73.360\(7\)](#).

Staff could not find this information on the landscaping plan or in the narrative. Staff recommends a condition that the applicant provide a calculation that shows this requirement is met.

73.350(4) Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged.

Staff could not find this information on the plans. Staff recommends a condition that the landscape plan be revised to meet this 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.

Staff recommends the landscaping plan be submitted to Tom Steiger of the City's Maintenance Division for approval.

11. Tree Preservation:

73.050(4) As part of Architectural Review, the property owner may apply for approval to cut trees, in addition to those exemptions allowed in TDC 34.200(3), by submitting information concerning proposed tree removal, pursuant to TDC 34.210(1). The granting or denial of tree cutting permits shall be based on the criteria in TDC 34.230.

The applicant has submitted tree cutting plans for approval.

34.230 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 aesthetic value of the tree; or**
- (i) 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.**

(e) 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.

(2) If none of the conditions in TDC 34.200(1) are met, the Community Development Director shall evaluate the condition of each tree based on the following criteria. A tree given a rating of one on a factor will not be required to be retained.

All the trees proposed for cutting are necessary for construction of the apartment building complex. Some trees are shown to be preserved. These trees includes some close to the outside property lines and the trees in the area to be dedicated to the City as a natural area.

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

The tree cutting plans does provide trees to be retained through the construction process.

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.

73.250(2)(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.

The applicant has submitted a tree cutting and preservation plan. The plan shows that all preserved trees will be protected with chain link fencing.

73.250(2)(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

Staff recommends that a note be placed on the demolition and grading plans that no storage will be located within the drop line of preserved trees.

73.250(2)(f) Tree root ends shall not remain exposed.

The submitted Grading Plans (C4-C7) do not include a note to this effect and the requirement is not met. To meet the requirements of 73.250(2)(f) the Grading Plans shall be revised to include a note specifying that tree root ends shall not remain exposed.

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

73.370(2)(a)(i) Bicycle and off-street parking requirements:

Required and proposed parking is shown in the following table:

	Proposed Amount	Required Spaces	
Automobile			
- Multi-family [73.370(2)(a)(i)]			
- 1 bedrm	107	1.25/unit	75
- 2 bedrm	107	1.5/unit	153
- 3 bedrm	108	1.75/unit	31.5
Subtotal	322		259.5
Bicycle			
- Multi-family	238	1/unit; 100% covered	180

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.

Bike parking is being provided in three ways. The first type of bike parking will be available in each storage unit inside each home adjacent to the patio or balcony. The second type of bike parking will be available to each unit in a long term storage unit inside the clubhouse. The third type of bike parking will be available under each stairwell on each floor. Users will have access to a concrete walkway or inside floor to move their bikes from storage to the parking lot.

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 lockable racks underneath the staircases will meet the requirements of this section. Staff recommends that the applicant provide the lockable rack under all staircases and on all floors of each building.

73.370(1)(r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.

73.370(1)(s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.

Bicycle parking will be located indoors in under the staircase of the hallways in each building.

73.380(1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section, except for parking structures and underground parking where stall length and width requirements for a standard size stall shall be reduced by .5 feet and vehicular access at the entrance if gated shall be a minimum of 18 feet in width.

(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.

The parking is designed for 16-foot long parking spaces. The code requires 18.5 foot long spaces for 90-degree angle parking. The applicant proposes allowing the rest of the 2.5 feet to be placed in the front bumper overhang area. The code allows 2.5-feet of overhang space. ~~The problem is that if 2.5 feet of the parking stall is in the overhang area, this will block 2.5 feet of the 6-foot wide sidewalks. This will only leave 3.5-feet for walking. Staff recommends the applicant widen all sidewalks by 2.5-feet or push the sidewalks back towards the buildings 2.5-feet. In the areas where an 8-foot wide sidewalk is required, these sidewalks should also be widened or pushed back. The applicant proposes 8.5-feet wide sidewalks to account for the overhang. This will leave a 6-foot wide clear sidewalk for pedestrians.~~

Only groundcover should be proposed for landscaping in these overhang area. Currently, shrubs are proposed in these overhang area. Staff recommends that the applicant be conditioned to ~~one or the other solution and revise~~ the landscaping plan to plant groundcover in overhang areas.

All drive aisles in the August 8th submittal are shown to be at least 22-foot wide where there are no parking spaces and 24-foot wide where there are parking spaces. One area of compact only spaces shows a 20-foot wide drive aisle.

~~There are three areas of the drive aisle that do not meet the 22-foot minimum drive aisle width where aisles do not abut parking stalls. There are also a few areas where the drive aisles do not meet 24-foot width abutting parking stalls. Staff recommends a condition that all drive aisles are a minimum of 22-foot wide where there are no parking spaces and 24-foot wide where abutting parking spaces. Narrower drive aisles can be proposed leading to areas with only compact size parking.~~

~~Staff notes that all parking proposed over the minimum required amounts can be compact size. The applicant may also propose that 35% of the required spaces be compact. The applicant can utilize more compact spaces to aide in the redesign of the parking lot and abutting sidewalks. There are 259.5 parking spaces required. Therefore, 91 of those spaces can be compact. All of the spaces over the minimum required can also be compact. So overall, a total of 154 spaces may be compact.~~

73.380(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by Section 73.370(2).

Staff has reviewed the proposed site plan and this requirement is met. Compact stall do not exceed 35% of all stalls. Staff recommends a condition that all compact stall be labeled "compact."

73.380(3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation, except for parking structures and underground parking.

All parking spaces have a landscape island at a minimum of every eight spaces.

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.

All parking spaces are proposed to be paved.

73.380(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.

There are only about 10 spaces which will face residentially designated properties. One property is designated high density residential and the other is designated Commercial Recreational. Staff recommends a condition that these two small areas be planted with dense site obscuring landscaping at least 3-foot tall at time of planting such as arborvitae.

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.

Staff previously recommended a lighting and photometric plan be conditioned to be approved by the Planning staff prior to building permit. This lighting plan will show that no more than 0.1 candle feet of light shall pass onto the neighboring properties.

73.380(8) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.

In previous findings staff has recommended that the applicant be conditioned to provide all pedestrian crossings shown with a change of material and visibly raised. Staff finds that with this condition the requirements of this subsection will be met.

73.380(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.

Curbing is proposed as a wheel stop for all parking spaces.

73.380(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.

Staff has previously recommended a condition that the site plan be revised to show a minimum of 22-foot and 24-foot wide drive aisles where required. The August 8th submittal shows that all drive aisles with standard spaces abutting will be 24-feet wide. All areas with standard spaces will have a 22-foot width where no parking spaces abut. One area of compact only spaces shows a 20-foot width. The standards of this subsection are met.

13. Access:

73.400(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.

Four reciprocal cross access easements are recommended to be conditioned prior to building permit to help this application meet Chapter 74 of the TDC. Further findings can be found in the Public Facilities Report. Staff recommends that the applicant be further conditioned to provide these easements with language satisfactory to the City Attorney prior to the first building permit on site to meet the requirements of this section.

73.400(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. (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. (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.

Four access connections are shown on Exhibit A. However, the site plan also proposes to block off these four connections with landscaping, curb, and parking spaces. Staff recommends that applicant be conditioned to stub the four “access connections” or “emergency access connections” labeled on exhibit A prior to the first Certificate of Occupancy on site. Staff also recommends that the applicant be conditioned to provide cross over access easement and maintenance agreement to the properties abutting these connections prior to building permit.

73.400(16)(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.

Staff recommends that the landscaping plans be revised to show that this requirement is met.

14. Signs:

Existing signage on the subject site is subject to the standards of TDC 38 Sign Regulations and TDC 35.200 Non-conforming Signs. Any new signage proposed for the site shall be submitted separately for sign permits. This includes, but is not limited to directional signage.

15. Community Services (Parks):

TDC 72.030 (2) Riverbank Greenway (NRPO-GR)

The NRPO District along the south bank of the Tualatin River, at the Subject Property, has a width as measured from a line 40 feet inland from the top of the bank extending to the middle of the river.

***TDC 72.110 Easements for Pedestrian and Bicycle Access
(TDC 11.650 Pedestrian, Bicycle, and Multi-Use Path Modal Plan)***

In any portion of the NRPO District, the City may, through the subdivision, partition, conditional use, architectural review, or other applicable development approval process, require that easements for pedestrian and bicycle access and maintenance uses be granted as a condition of approval when said easements are necessary to achieve the purposes of the Parks and Recreation Master Plan, Greenways Development Plan, or Bikeways Plan. Map 72-2 identifies a Bike Path crossing the Subject Property running parallel to the Tualatin River. The path is also included in TDC 11.650 Pedestrian, Bicycle, and Multi-Use Path Modal Plan, Figure 11-4, Bicycle and Pedestrian.

16. Time Limit on Approval:

73.056 Architectural Review approvals shall be void after one year 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) An extension is requested by the applicant of the Architectural Review and approved by the Community Development Director and City Engineer. Before approving an extension the Community Development Director and City Engineer shall find that there have been no significant changes in any ordinances, standards, regulations or other conditions affecting the previously approved**

project so as to warrant its resubmittal. The following conditions shall also apply:

- (a) An extension request shall be submitted prior to the initial one year expiration, and**
- (b) No more than one 6-month extension shall be granted for a project receiving Architectural Review approval.**

Staff recommends the applicant be conditioned to this time limit.

ARCHITECTURAL REVIEW RECOMMENDATIONS:

Based on the Findings and Conclusions presented in the Staff Report, staff recommends that the Architectural Features of AR-14-10 be approved, subject to the following Architectural Review conditions:

AR-1. All submittals shall be sent in one complete and full set. No piecemeal submittals will be accepted. Submittals prior to building permit shall contain one plan set, with one table of contents that includes all pages submitted. The 5 separate plan sets currently submitted shall be combined into one plan set with one table of contents. All plan set pages shall be numbered in accordance with table of contents. All plan submittals must be on 24 x 36 inch paper. All submittals shall be stapled together down the length of the bound side. The entire set will be reviewed at one time. A narrative shall be included and will address each condition of approval. Each applicant narrative response shall include how the Condition is being addressed and on what set revised plan page the condition is shown to be met in drawn form. Each resubmittal will start a new 2-week minimum review period by staff.

AR-2 Prior to issuance of a the first Building Permit on site, five (5) revised Plan Sets shall be submitted for review and approval to the Planning Division with the following changes:

A. Civil/Site Plan

1. The separation between buildings 2 and 3 shall be at least 15.5-feet at their closest points per 43.070(5). The separation between buildings 13 and 14 shall be at least 15.5-feet at their closest points per 43.070(5). All other buildings shall also remain at least 15.5-feet from each other.

2. To meet the requirement of 73.370(1)u) the Site Plan shall be revised to show that 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.
3. To meet the requirement of 73.130 the landscape and site plan shall be revised to show a minimum of 80 square foot concrete patios for all units on the ground floor.
4. Per 73.130(3) show in drawn form how a minimum of 81,000 square feet of recreational area is being provided. Show in drawn form how a minimum of 27,000 square feet of children's recreational area is being provided.
5. To meet the requirement of 73.170(7)(b) the Site Plan shall be revised to provide curb ramps wherever a walkway or accessway crosses a curb.
6. Minimum of 6-foot wide walkways and drive aisle crossings. All drive aisle crossings shall be visibly raised and made of different material than the parking lot per 73.160(1) and 73.130(7).
7. All walkways, sidewalks, and accessways feature a curb ramp wherever a curb is crossed.
8. To meet the requirement of 73.130(4)(d) the Site Plan shall be revised to include an identification system that clearly orients visitors and emergency services as to the location of residential units and other facilities and their entries within the site.
9. To meet the requirements of 73.130(5)(c) the Site Plan and other plans, as appropriate, shall be revised to show that on and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners, be adequately screened with sight obscuring fences, walls or landscaping.
10. A postal mail delivery system plan. Mail delivery shall be well lit and provide safe pedestrian access per 73.130(5) (a) and (b).
11. Obtain a revised letter from the trash hauler specifically stating whether the one compactor and one recycling location proposed will be adequate for 180 residential units. The letter shall also state how many times a week or month the compactor and recycling will need to be emptied to prevent overflow. Otherwise, a revised trash plan shall show a secondary fully screened trash and recycling location.
12. Per 73.227(6)(b) provide a revised trash plan that shows a separate pedestrian door and vehicular trash enclosure doors that are lockable in the open and closed positions.

13. Per 73.250(2)(d) Place a note on the grading and demolition plans that neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.
14. Staff recommends that a note be placed on the demolition and grading plans that no storage will be located within the drop line of preserved trees.\
15. To meet the requirements of 73.250(2)(f) the Grading Plans shall be revised to include a note specifying that tree root ends shall not remain exposed.
16. Per 73.380(2) Provide a plan that shows all compact spaces will be marked, "compact."
17. All drive aisles shall be revised to meet a minimum 22-foot width in places not abutting parking stalls and 24-foot wide where abutting parking stalls for areas with standard size stalls.
18. All parking spaces shall be revised to be 18.5-feet for standard spaces or all parking lot abutting sidewalks shall be widened or pushed back by 2.5-feet.
19. Four vehicular cross access stubs shall be provided to neighboring properties shown on Exhibit A as "access connection" or "emergency access connection" at least a 22-foot pavement width. Gates shall be provided at each stub to prevent use until such time as neighboring property redevelops.
20. Show an adequate amount of square footage is being provided in clubhouse storage units to meet Section 73.190. This plan shall also show which apartments will be assigned to which storage units.
21. Six accessways shall be constructed and paved:
 - a. An accessway between building 5 and 6 from the subject property to the Tualatin River Greenway parcel as proposed in Exhibit A.
 - b. An accessway between building 10 and 11 from the subject apartment property to the Tualatin River Greenway parcel as proposed in Exhibit A.
 - c. An accessway shall be stubbed from the future Tualatin River Greenway parcel to tax lot 1800 to the north as proposed in Exhibit A.
 - d. An accessway shall be stubbed from the future Tualatin River Greenway parcel to tax lot 1400 as proposed in Exhibit A except that the stub shall fully match up with the property line.
 - e. An accessway shall be built from Highway 99W sidewalk to just south of building 15 as proposed in Exhibit A.
 - f. An accessway shall be built from Highway 99W sidewalk to just south of building 12 as proposed in Exhibit A.

B. Landscaping

1. To meet the requirement of 73.130 the landscape plan shall be revised to show a minimum of 80 square foot concrete patios for all units on the ground floor. Plantings shall be shown to allow an 80 square foot patio at maturity on revised landscaping plan.
2. To meet the requirements of 73.130(5)(c), 73.160(4)(a) the Site Plan and other plans, as appropriate, shall be revised to show all on and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners as fully screened with dense landscaping, fencing, or a wall.
3. To meet the requirement of 73.260(1)(d) the Landscape Plan shall be revised to specify that groundcovers shall be fully rooted and well branched or leafed.
4. To meet the requirement of 73.260(1)(e) the Landscape Plan shall be revised to specify that grasses, including sod, or seeds shall be of acceptable mix within the local landscape industry and shall be 100% coverage and weed free.
5. To meet the requirement of 74.765 the Landscape Plan shall be revised to show street trees approved by the Operations and Maintenance Division.
6. To meet the requirement of 73.250(3) the Landscape Plan shall be revised to include a note specifying that landscaping under preserved trees shall be compatible with the retention and health of said tree.
7. A note shall be placed on the plans that states, "shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade"
8. Provide a calculation on the landscaping plan that shows at least 1 shade tree is provided for every 4 parking spaces.
9. The revised landscaping plan show that at least 25 square feet of landscaping is provided per parking stall.
10. ~~The applicant shall maintain the landscaping plan proposed. Per 73.240(2) the applicant shall provide a calculation and drawing that shows at least 25% of subject site is landscaped.~~
11. Per 73.240(11) 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. Revise plans to show this level of landscaping and provide a note that the ground will be covered with vegetation within three years of planting.

12. Provide all shrubs at 5 gallons as proposed.
13. Per 74.765 submit the landscaping plan be submitted to Tom Steiger of the City's Maintenance Division for street tree approval.
14. Plant dense site obscuring landscaping such as arborvitae in front of the 10 parking spaces that face neighboring residential properties. This landscaping shall be at least 3-feet tall at time of planting.
15. Only groundcovers shall be proposed in bumper overhang areas.
16. Per 73.350(1) the revised landscaping plan shall show in a calculation and in drawn form that at least 25 square feet of landscaping is provided per parking stall.
17. Show that required plant material in landscape islands shall achieve 90 coverage within 3-years per 73.350.

C. Architecture

1. Any roof mounted equipment shall be shown and fully screened on a revised set of elevations.
2. Building construction plans shall contain a specification that each home unit entry door contain a peephole.

D. Lighting

1. A lighting plan shall be approved by staff. This lighting plan shall contain photometrics that show all light down to zero foot candles and all produced light as it passes over the property line. Photometrics shall not cut off at the subject site property line. This photometric plan shall show that no light greater than one tenth foot candles shines onto neighboring properties. Photometric/Light Plan shall show that no light will shine into residences or any sensitive natural areas. Light plan shall provide specifications and elevations of each type of light proposed. Only lights with full cutoff are allowed.

E. Grading

1. To meet the requirement of 73.250(2)(d) the Grading Plans shall be revised to include a note specifying that neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

2. To meet the requirements of 73.250(2)(e) the Grading Plans shall be revised to include a note specifying that 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.
3. To meet the requirements of 73.250(2)(f) the Grading Plans shall be revised to include a note specifying that tree root ends shall not remain exposed.
4. Revise grading to allow for 4 stubbed access connections where "access connection" or "emergency access connection" is shown on Exhibit A.
5. To meet the requirement of 73.130 the grading plans shall be revised to show a minimum of 80 square foot concrete patio grading for all units on the ground floor.

AR-3 Prior to issuance of a Certificate of Occupancy for the first building on site and before each Certificate of Occupancy thereafter:

- A, On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened fully with sight obscuring fences, walls or landscaping [TDC 73.160(4)(a)].
- B. The applicant shall install lockable racks as proposed under all staircases and on all floors of each building.

AR-4 Prior to issuance of a Certificate of Occupancy, all conditions of approval shall be built and accepted as complete by the Planning Division. Construction must comply with the approved plans as modified by the future plan revisions to be submitted and approved according to the conditions in this decision.

AR-5 To meet the requirements of 73.100(1) and (2) 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.

AR-6 To ensure the development standards are met, prior to issuance of building permits, the applicant shall provide evidence that all three lots were consolidated by recordation with Washington County.

AR-7 Any signage proposed for the site shall be submitted separately for sign permits.

- AR-8 This decision shall be void after two years from the date of this decision unless development has substantially commenced.**
- AR-9 Prior to issuance of the first building permit for the subject site a lot consolidation of all three subject site parcel shall be executed, except for the Tualatin River Greenway dedication area shown in Exhibit A. This consolidation shall be recorded by Washington County. A recorded copy shall be submitted to the City of Tualatin prior to issuance of the first building permit on-site.**
- AR-10 Per 73.227 All trash and recycling cans or dumpsters shall be fully screened at all times with a site obscuring wall or wooden fence. No chain link enclosures are allowed. Any new trash or recycling enclosures shall obtain an AR prior construction.**
- AR-11 The proposed project must comply with The Federal Americans with Disabilities Act (ADA) and all buildings and improvements within the project shall be designed in compliance with the Act.**
- AR-12 Per 73.400 prior to first building permit on site: Cross over access easements and maintenance agreements shall be provided to all neighboring parcels at at-least a 24-foot width where the site plan (Exhibit A) shows an “access connection” or an “emergency access connection.” The easement language shall be satisfactory to the City Attorney prior to release of first building permit on-site.**
- AR-13 Per 73.400 prior to first Certificate of Occupancy on site: Four vehicular cross access stubs shall be provided to neighboring properties shown on Exhibit A as “access connection” or “emergency access connection” at at-least a 22-foot pavement width. Gates shall be provided at each stub to prevent use until such time as neighboring property redevelops.**
- AR-14 Prior to a Certificate of Occupancy for the first residential building on-site, the clubhouse storage units shall be fully constructed and ready for use. The proposed basketball court, horse shoes and bocce ball court, sandbox, and two jungle gyms as proposed and shown on sheet L3.0 of the applicant’s materials shall be built and ready to use.**
- AR-15 All building exterior improvements and landscaping 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. This also includes watering, weeding, pruning, and replanting.**

AR-16 Prior to any building permit the applicant shall perform the following for the Community Services Department:

A. Greenway Tract

The applicant shall grant a greenway land dedication of land on the riverbank in the NRPO and areas within the flood plain as a tract as shown on the amended site plan A1.1 (July 23, 2014). The dedication shall be in the form of a statutory warranty deed.

B. Greenway Path Easement

The applicant shall grant a 16 foot wide easement to accommodate a 12 foot shared use pathway for the pathway segments not located in the NRPO as identified in amended site plan A1.1 (July 23, 2014).

C. Temporary Outdoor Recreation Access Route Easement

The applicant shall grant a temporary 8 foot Outdoor Recreation Access Route easement from Highway 99 to connect to the greenway trail on the NE of the subject property as shown on the amended site plan A1.1 (July 23, 2014). This easement shall include a wider area near Highway 99 for an interim entry monument (gateway) to the Tualatin River Greenway Trail. The route is to be approved by Community Services Director. This easement may be extinguished when the Greenway Path is extended south and a permanent connection with Highway 99 is established near the intersection with 124th Avenue.

D. Permanent Outdoor Recreation Access Route

The applicant shall show on final plans a permanent outdoor recreation access route between Buildings 6 and 7. No public access easement is required in that location.

E. Maintenance Access Easement

The applicant shall grant a maintenance access easement on all drive aisles and parking lots within the development.

F. Fencing

The developer shall not install fences or gates that would prohibit access to the path or greenway, though safety fencing may be installed along the south property line where a high bank exists and along retaining walls that support the greenway path as required by City Code.

G. Greenway Path Construction

The applicant shall show on final plans the shared use pathway, required mitigation, enhancement, and related facilities such as handrails and guardrails, bollards, signs, overlooks, benches, trash receptacles, and interpretive displays at the time of the housing development construction. Final design and construction standards for the pathway and related facilities shall be approved by the Community Services Director.

H. Temporary Outdoor Recreation Access Route Construction

The applicant shall show on final plans the temporary outdoor recreation access route and entry monument. Design shall be approved by the Community Services Director.

I. Visual Barrier Plantings

Trees and shrubs shall be shown on final plans to be planted between the Greenway Path and the properties adjoining the Subject Property to create and maintain visual privacy. The need for screening and plant selection shall be approved by the Community Services Director.

J. Tualatin River Visibility

Required mitigation and enhancement plantings shall be shown on final plans to be selected and placed in a manner that, when plantings are mature, retains open views of the Tualatin River in several areas along the path as well as the planned overlooks.

AR-17 Prior to Acceptance of the Greenway Easement:

A. Survey

The applicant shall survey and stake the area of the greenway tract, greenway path easement, and outdoor recreation access route easement. The Community Services Director shall approve the location of the tract and easements prior to its acceptance.

B. Structure Removal and Site Restoration

All existing structures within the greenway tract shall be shown on final plans to be removed prior to acceptance, and the site shall be restored pursuant to mitigation and enhancement plantings required in the Clean Water Services service provider letter.

C. Tree Preservation

Trees within the greenway tract shall be preserved to comply with development restrictions of natural resources within the NRPO, except any specific modifications approved by the City. Trees that potentially prevent a hazard to users of the Greenway Path shall be assessed and appropriate actions taken to reduce hazards as recommended by an ISA-certified arborist and approved by the Community Services Director.

AR-18 Prior to Issuance of a Certificate of Occupancy:

A. Permanent Outdoor Recreation Access Route

The applicant shall construct a permanent outdoor recreation access route between Buildings 6 and 7. No public access easement is required in that location.

B. Greenway Path Construction

The applicant shall construct the shared use pathway, required mitigation, enhancement, and related facilities such as handrails and guardrails, bollards, signs, overlooks, benches, trash receptacles, and interpretive displays at the time of the

housing development construction. Final design and construction standards for the pathway and related facilities shall be approved by the Community Services Director.

C. Temporary Outdoor Recreation Access Route Construction

The applicant shall construct the temporary outdoor recreation access route and entry monument. Design shall be approved by the Community Services Director.

D. Structure Removal and Site Restoration

All existing structures within the greenway tract shall be removed prior to acceptance, and the site shall be restored pursuant to mitigation and enhancement plantings required in the Clean Water Services service provider letter.

E. Visual Barrier Plantings

Trees and shrubs shall be planted between the Greenway Path and the properties adjoining the Subject Property to create and maintain visual privacy. The need for screening and plant selection shall be approved by the Community Services Director.

F. Tualatin River Visibility

Required mitigation and enhancement plantings shall be selected and placed in a manner that, when plantings are mature, retains open views of the Tualatin River in several areas along the path as well as the planned overlooks.

Submitted by:

Clare L. Fuchs, AICP
Senior Planner

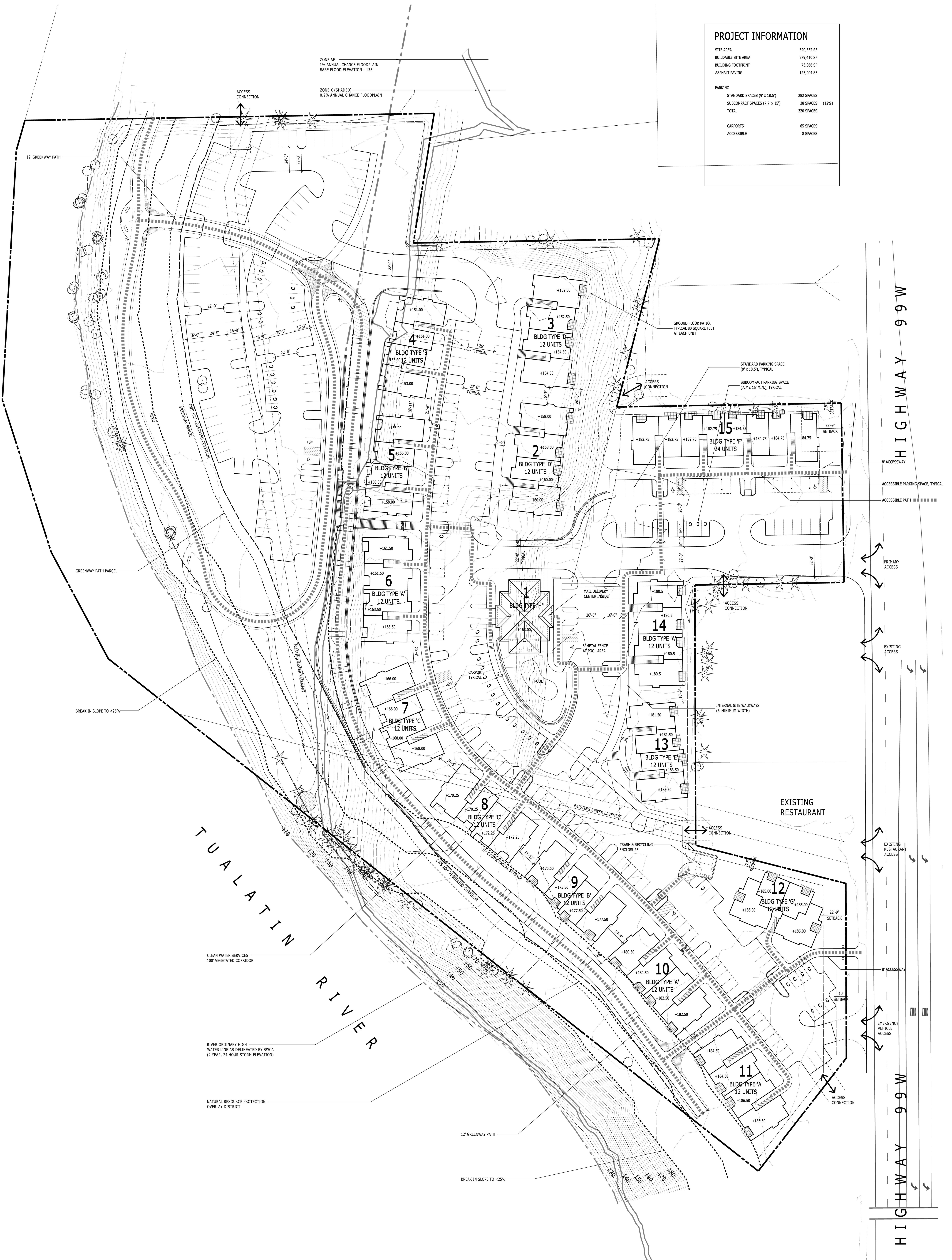
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PROJECT INFORMATION

SITE AREA	520,352 SF
BUILDABLE SITE AREA	379,410 SF
BUILDING FOOTPRINT	73,866 SF
ASPHALT PAVING	123,004 SF

PARKING	
STANDARD SPACES (9' x 18.5')	282 SPACES
SUBCOMPACT SPACES (7.7' x 15')	38 SPACES (12%)
TOTAL	320 SPACES
CARPORTS	
ACCESSIBLE	8 SPACES

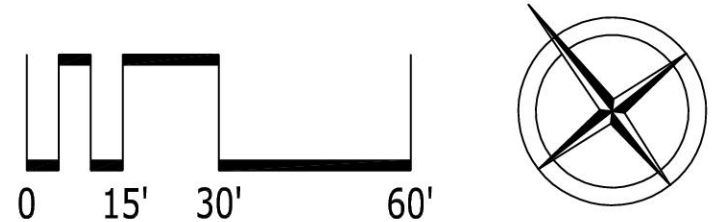


RIVER RIDGE

TUALATIN, OREGON

HILL ARCHITECTS

SITE PLAN **A1.1**
AUGUST 7, 2014

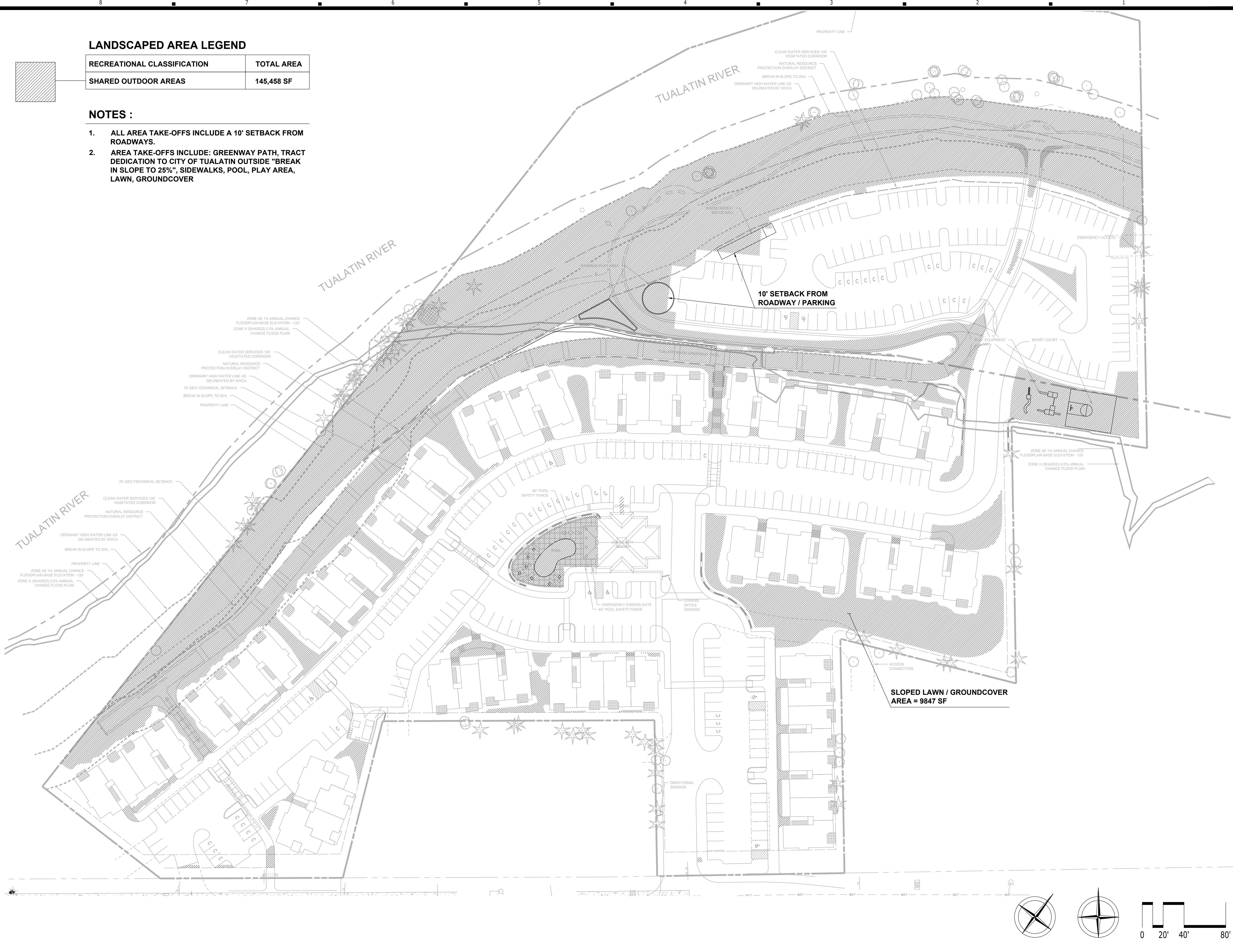


LANDSCAPED AREA LEGEND

RECREATIONAL CLASSIFICATION	TOTAL AREA
SHARED OUTDOOR AREAS	145,458 SF

NOTES :

1. ALL AREA TAKE-OFFS INCLUDE A 10' SETBACK FROM ROADWAYS.
2. AREA TAKE-OFFS INCLUDE: GREENWAY PATH, TRACT DEDICATION TO CITY OF TUALATIN OUTSIDE "BREAK IN SLOPE TO 25%", SIDEWALKS, POOL, PLAY AREA, LAWN, GROUNDCOVER



H
HILL
ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 400
WEST LINN, OREGON 97068
TEL 503.305.8033 FAX 503.305.8034

KLA
KOCH LANDSCAPE ARCHITECTURE
1621 NORTHEAST SECOND AVENUE
PORTLAND, OREGON 97232
p503.286.7175 f503.286.7979

RIVER RIDGE

TUALATIN, OREGON
FOR MOUNTAIN WEST INVESTMENT CORPORATION

THIS WIDTH SHOULD BE 3"

MARK	DATE	REVISION/ISSUE
	08.08.14	
PROJECT NUMBER	DRAWN BY	CHECKED BY
13663	RK	SK

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SHARED OUTDOOR
RECREATIONAL
AREAS

L3.0

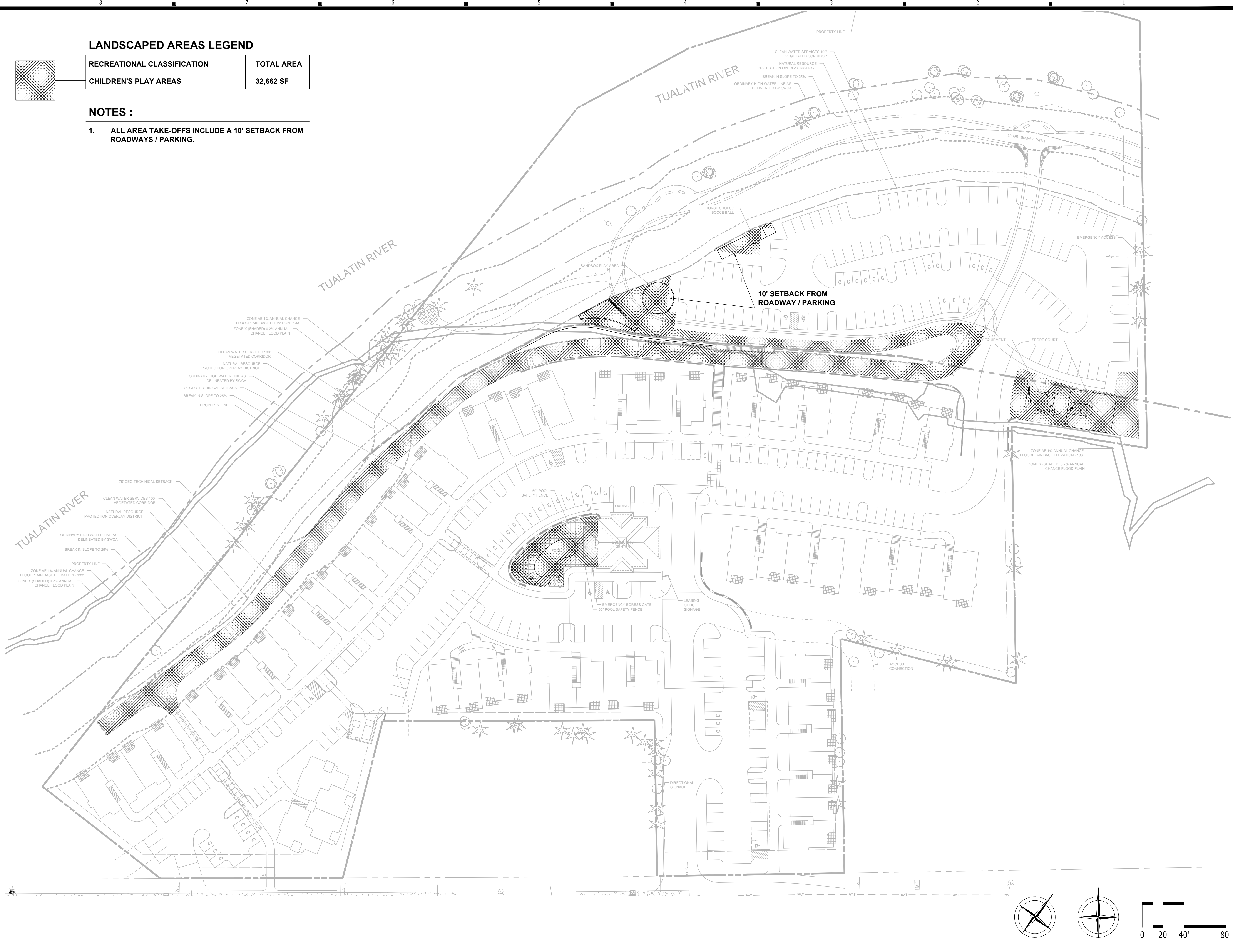
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LANDSCAPED AREAS LEGEND

RECREATIONAL CLASSIFICATION	TOTAL AREA
CHILDREN'S PLAY AREAS	32,662 SF

NOTES :

- ALL AREA TAKE-OFFS INCLUDE A 10' SETBACK FROM ROADWAYS / PARKING.



H
HILL
ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 400
WEST LINN, OREGON 97068
TEL 503.305.8033 FAX 503.305.8034

KLA
KOCH LANDSCAPE ARCHITECTURE
1621 NORTHEAST SECOND AVENUE
PORTLAND, OREGON 97232
p503.286.7175 f503.286.7979

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CHILDRENS PLAY AREAS

L3.1

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LANDSCAPED AREAS

LANDSCAPING CLASSIFICATION	TOTAL AREA
NON PARKING LANDSCAPE	102,310 SF
PARKING LANDSCAPE	26,498 SF
TOTAL LANDSCAPE	128,808 SF

H
HILL
ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 400
WEST LINN, OREGON 97068
TEL 503.305.8033 FAX 503.305.8034

KLA
KOCH LANDSCAPE ARCHITECTURE
1621 NORTHEAST SECOND AVENUE
PORTLAND, OREGON 97232
p503.286.7175 f503.286.7979

RIVER RIDGE

TUALATIN, OREGON
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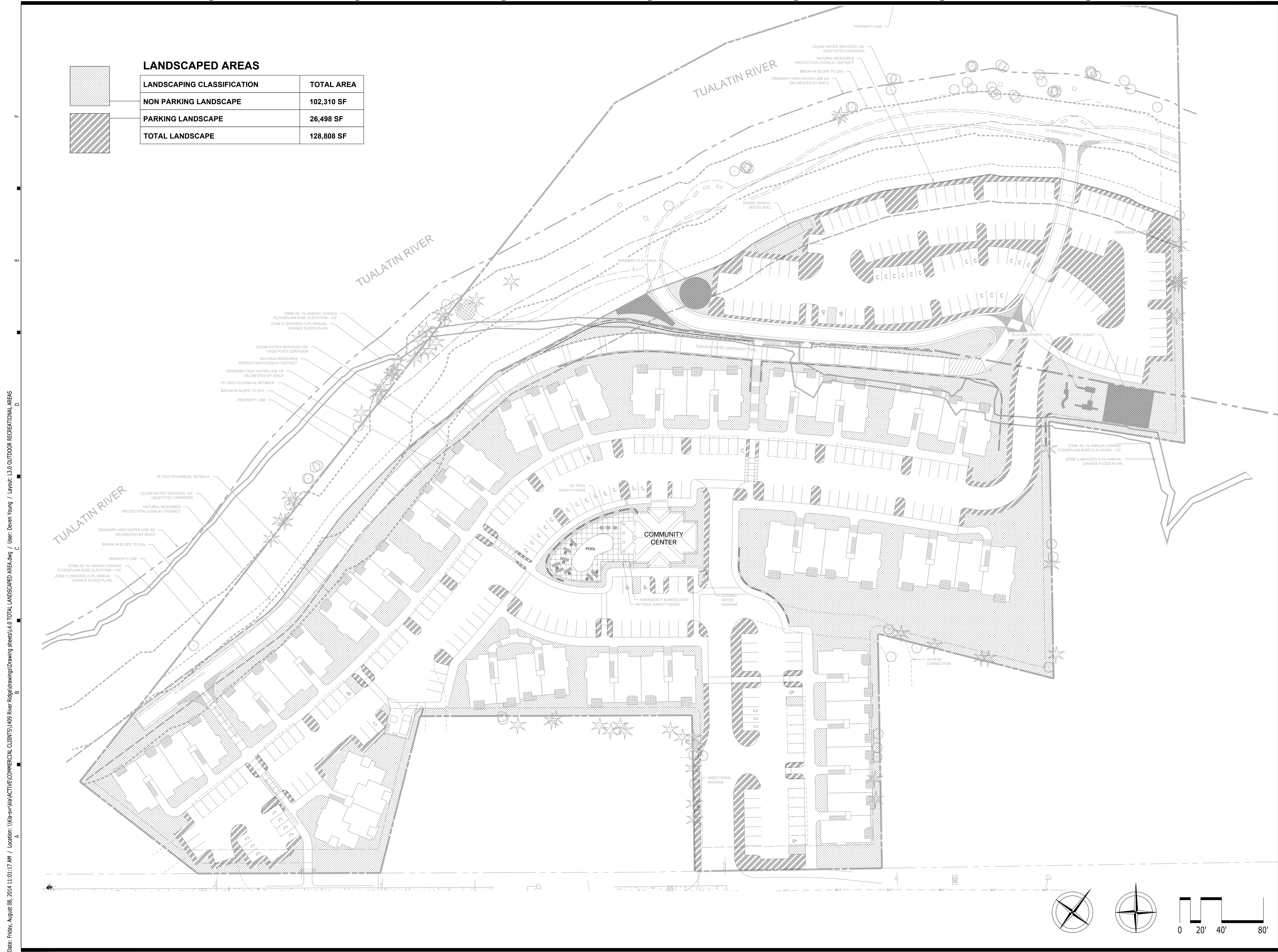
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	08.08.14		13663	RK	SK

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TOTAL
LANDSCAPED AREA

L4.0



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MEMORANDUM

To:	Project Number	Date
The City of Tualatin	13663	08-08-2014
From:	Project Name	
Hill Architects	River Ridge Apartments : AR-14-10	
	In Reference to	
	ARB Submittal – Staff Recommendations	

A meeting was held Thursday, August 7, 2014 at the City of Tualatin between city staff and applicant’s representatives to review the staff recommendations memo. Information and drawings were presented intending to show that either the design as submitted meets the TDC requirements or can do so with minor adjustments as shown on the attached plans. Please refer to A1.1 Site Plan, L3.0 Outdoor Recreational Areas, L3.1 Children’s Outdoor Recreational Areas, and L4.0 Total Landscaped Areas for additional information.

Three main issues were raised in the staff memo:

- 1. Recreational Area Requirement:** 81,000 square feet of recreational area including 27,000 square feet of children’s recreational area need to be provided.
- 2. Parking Code Requirements:** Parking design conflicts with several technical requirements of the parking code such as drive aisle and walkway widths.
- 3. 20% of Site as Landscaping Requirement:** No calculation or narrative addresses requirements of TDC 73.240(2).

Detailed discussion and response to each item:

- 1. Recreational Area Requirement:** 81,000 square feet of recreational area including 27,000 square feet of children’s recreational area need to be provided. Landscape drawing L3.0 was presented showing 177,456 SF of recreational area and 33,139 SF of children’s play area are provided. A rough area takeoff during the meeting confirmed the approximate area of the children’s play area. A more precise takeoff of the areas has been done reflecting the current revised site plan and is shown on the attached revised L3.0 & L3.1 drawing. A total of 145,458 SF of outdoor recreational area is provided. Of that, 32,662 SF if is children’s play area.
- 2. Parking Code Requirements:** Parking design conflicts with several technical requirements of the parking code.
 - a.** The allowed 2’-6’ parking overhang extended over the 7’ wide walkways provided adjacent to parking stalls. Walkways have been widened to 8’-6” where overhangs are present. In a few cases parking spaces have been designated as compacts while maintaining a 6’ walkway. The southeasterly site accessway the width has been widened to 10’-6” to allow 8’ walk surface + 2’-6” overhang. The southwesterly site accessway is 8’ wide and parking spaces adjacent to it have been designated as compacts to eliminate overhang.



- b. Landscaping at parking overhangs has been adjusted to show groundcover only (eliminating shrubs).
 - c. Typical parking drive aisles are 26' wide at parking, with 22' clear where there are no spaces. The drive aisle adjacent to the CWS vegetated corridor at the NW corner of the site is 24' wide at parking. Parking islands have been adjusted to maintain at least 22' clear where there are no parking spaces.
 - d. All walkways including drive aisle crossings have been adjusted to at least 6' wide.
 - e. Additional dimensions have been added to site plan to clarify distances between buildings, parking lot dimensions, and walkway widths.
3. **20% of Site as Landscaping Requirement:** No calculation or narrative addresses requirements of TDC 73.240(2). TDC 73.240(2) appears to apply to projects requiring conditional use permits. We cannot find a requirement that would apply to this project. However landscaped area of 128,808 SF is provided. This area represents 24.7% of the gross site area.

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MEMORANDUM

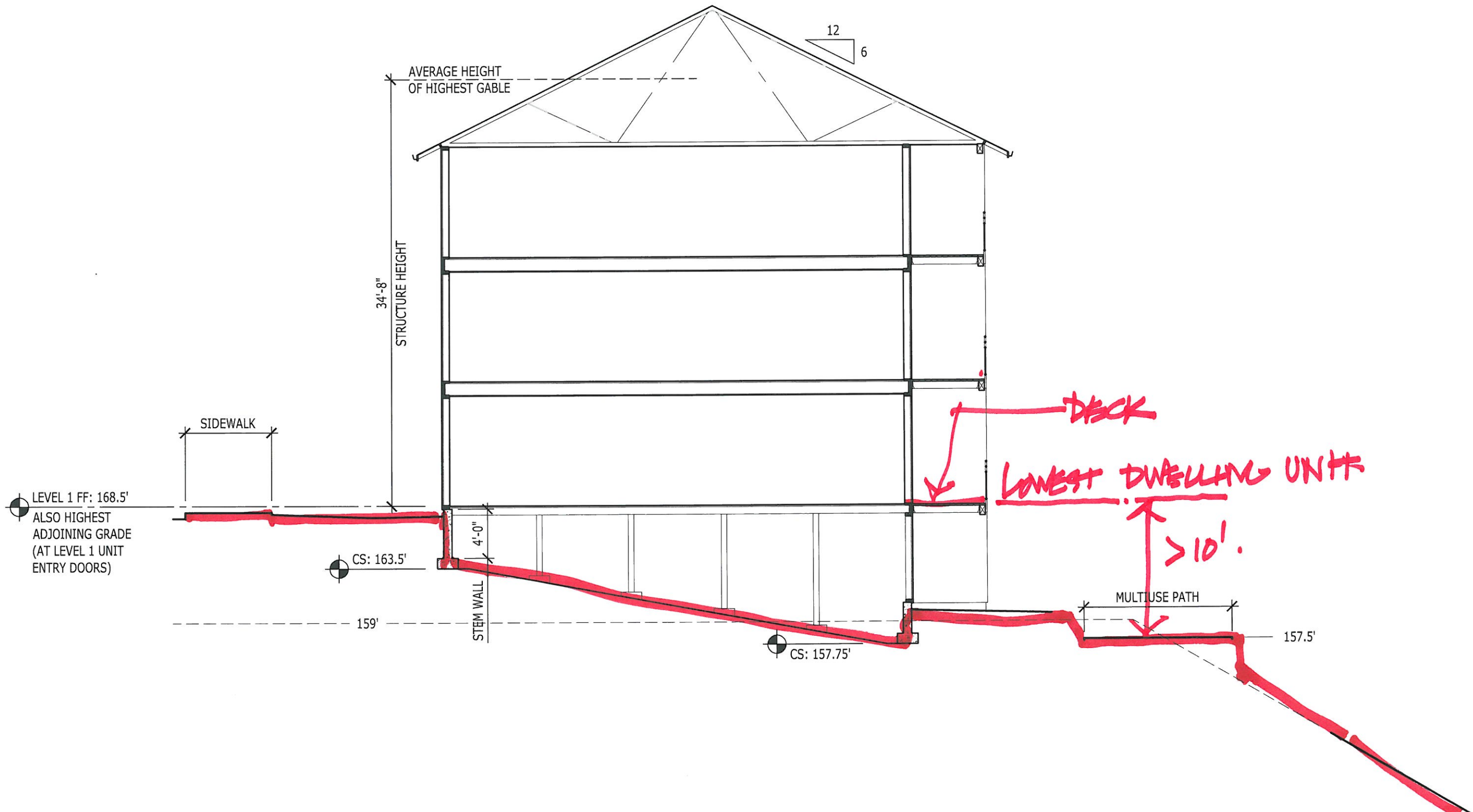
To:	Project Number	Date
The City of Tualatin	13663	08-08-2014
From:	Project Name	
Hill Architects	River Ridge Apartments : AR-14-10	
	In Reference to	
	ARB Submittal – Private Outdoor Areas	

Private outdoor areas are discussed in item 7 of the staff report. TDC 73.130 contains requirements for private outdoor areas of 80 SF attached to each ground level dwelling unit and 48 SF at dwelling units above the ground level.

As designed, the ground floor units of buildings 2, 3 and 9 thru 15 have at grade concrete patios of 80 SF or more with 48 SF decks at upper floors. Buildings 4 thru 8 have 48 SF decks at all floor levels as the finished grade drops an average of 10 feet from the parking lot (ground floor building entrance) side to the view (Tualatin River) side where the buildings are in close proximity to the greenway path. This grade change puts the bottom floor significantly above the ground making construction of concrete patios prohibitive.

Please see attached site section at greenway path drawing for additional information.

End of File



SK - 060
 Site Section Diagram - Location 'B'

SCALE: 1/8" = 1'-0"

08.08.14.