



City of Tualatin

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"NECESSARY PARTIES"
MARKED BELOW

NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION CONDITIONAL USE PERMIT PLAN TEXT AMENDMENT
 ARCHITECTURAL REVIEW PLAN MAP AMENDMENT OTHER:

CASE/FILE: AR16-0004 (Community Development Dept.: Planning Division)

PROPOSAL	To Remodel to existing retail building that includes façade and landscaping improvements.
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PROPERTY <input type="checkbox"/> n/a	Name of Application	TUALATIN WEST CENTER REMODEL		
	Street Address	19400 SW Boones Ferry Rd		
	Tax Map and Lot No(s).	2S1 24CB 0 2200		
	Planning District	Central Commercial (CC)	Overlays <input checked="" type="checkbox"/>	NRPO <input checked="" type="checkbox"/> Flood Plain <input checked="" type="checkbox"/>
	Previous Applications	AR84-27	Additional Applications:	CIO COMMERCIAL CIO

DATES	Receipt of application	3/4/16	Deemed Complete	4/18/16	CONTACT	Name: Erin Engman
	Notice of application submittal			4/18/2016		Title: Assistant Planner
	Project Status / Development Review meeting			4/28/16		E-mail: @ci.tualatin.or.us
	Comments due for staff report			4/29/2016		Phone: 503-691-3024
	Public meeting: <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a					Notes: TDC 31.074, 34.210, 53.020, 53.80-150, 70.180, 73.160, 73.220, 73.227, 73.240-290, 73.310, 73.320, 73.340, 73.360-410
	City Council (CC)			<input checked="" type="checkbox"/> n/a		

- | | | |
|--|---|---|
| <p>City Staff</p> <input checked="" type="checkbox"/> City Manager
<input checked="" type="checkbox"/> Building Official
<input checked="" type="checkbox"/> Chief of Police
<input checked="" type="checkbox"/> City Attorney
<input checked="" type="checkbox"/> City Engineer
<input checked="" type="checkbox"/> Community Dev. Director
<input checked="" type="checkbox"/> Community Services Director
<input checked="" type="checkbox"/> Economic Dev. liaison
<input checked="" type="checkbox"/> Engineering Associate*
<input checked="" type="checkbox"/> Finance Director
<input checked="" type="checkbox"/> GIS technician(s)
<input checked="" type="checkbox"/> IS Manager
<input checked="" type="checkbox"/> Operations Director*
<input checked="" type="checkbox"/> Parks and Recreation Coordinator
<input checked="" type="checkbox"/> Planning Manager
<input checked="" type="checkbox"/> Street/Sewer Supervisor
<input checked="" type="checkbox"/> Water Supervisor | <p><input type="checkbox"/> Wilsonville Planning Div.</p> <p>*Paper Copies</p> <p>Counties</p> <input type="checkbox"/> Clackamas County Dept. of Transportation and Dev.
<input checked="" type="checkbox"/> Washington County Dept. of Land Use and Transportation (AR's)
<input type="checkbox"/> Washington County LRP (Annexations) <p>Regional Government</p> <input checked="" type="checkbox"/> Metro <p>School Districts</p> <input type="checkbox"/> Lake Oswego School Dist. 7J
<input type="checkbox"/> Sherwood SD 88J
<input checked="" type="checkbox"/> Tigard-Tualatin SD 23J (TTSD)
<input type="checkbox"/> West Linn-Wilsonville SD 3J <p>State Agencies</p> <input type="checkbox"/> Oregon Dept. of Aviation
<input type="checkbox"/> Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
<input checked="" type="checkbox"/> Oregon Dept. of State Lands: Wetlands Program
<input checked="" type="checkbox"/> Oregon Dept. of Transportation | <p>(ODOT) Region 1</p> <input type="checkbox"/> ODOT Maintenance Dist. 2A
<input type="checkbox"/> ODOT Rail Div.
<input checked="" type="checkbox"/> OR Dept. of Revenue <p>Utilities</p> <input checked="" type="checkbox"/> Republic Services
<input checked="" type="checkbox"/> Clean Water Services (CWS)
<input checked="" type="checkbox"/> Comcast [cable]*
<input checked="" type="checkbox"/> Frontier Communications [phone]
<input checked="" type="checkbox"/> Northwest Natural [gas]
<input checked="" type="checkbox"/> Portland General Electric (PGE)
<input checked="" type="checkbox"/> TriMet
<input checked="" type="checkbox"/> Tualatin Valley Fire & Rescue (TVF&R)
<input checked="" type="checkbox"/> United States Postal Service (USPS) (Washington; 18850 SW Teton Ave)
<input type="checkbox"/> USPS (Clackamas)
<input checked="" type="checkbox"/> Washington County Consolidated Communications Agency (WCCCA) <p>Additional Parties</p> <input checked="" type="checkbox"/> Tualatin Citizen Involvement Organization (CIO)
<input type="checkbox"/> |
|--|---|---|

- Neighboring Cities**
-
- Durham
-
-
- King City Planning Commission
-
-
- Lake Oswego
-
-
- Rivergrove PC
-
-
- Sherwood Planning Dept.
-
-
- Tigard Community Dev. Dept.

- 1.032: Burden of Proof
- 31.071 Architectural Review Procedure
- 31.074 Architectural Review Application Review Process
- 31.077 Quasi-Judicial Evidentiary Hearing Procedures
- Metro Code 3.09.045 Annexation Review Criteria
- 32.030 Criteria for Review of Conditional Uses
- 33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility
- 33.022 Criteria for Granting a Sign Variance
- 33.024 Criteria for Granting a Minor Variance
- 33.025 Criteria for Granting a Variance
- 34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited
- 34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit
- 34.230 Criteria (tree removal)
- 35.060 Conditions for Granting Reinstatement of Nonconforming Use
- 36.160 Subdivision Plan Approval
- 36.230 Review Process (partitioning)
- 36.330 Review Process (property line adjustment)
- 37.030 Criteria for Review (IMP)
- 40.030 Conditional Uses Permitted (RL)
- 40.060 Lot Size for Conditional Uses (RL)
- 40.080 Setback Requirements for Conditional Uses (RL)
- 41.030 Conditional Uses Permitted (RML)
- 41.050 Lot Size for Conditional Uses (RML)
- 41.070 Setback Requirements for Conditional Uses (RML)
- 42.030 Conditional Uses Permitted (RMH)
- 42.050 Lot Size for Conditional Uses (RMH)
- 42.070 Setback Requirements for Conditional Uses (RMH)
- 43.030 Conditional Uses Permitted (RH)
- 43.060 Lot Size for Conditional Uses (RH)
- 43.090 Setback Requirements for Conditional Uses (RH)
- 44.030 Conditional Uses Permitted (RH-HR)
- 44.050 Lot Size for Conditional Uses (RH-HR)
- 44.070 Setback Requirements for Conditional Uses (RH-HR)
- 49.030 Conditional Uses (IN)
- 49.040 Lot Size for Permitted and Conditional Uses (IN)
- 49.060 Setback Requirements for Conditional Uses (IN)
- 50.020 Permitted Uses (CO)
- 50.030 Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)
- 50.040 Conditional Uses (CO)
- 52.030 Conditional Uses (CR)
- 53.050 Conditional Uses (CC)
- 53.055 Central Urban Renewal Area – Conditional Uses (CC)
- 54.030 Conditional Uses (CG)
- 56.030 Conditional Uses (MC)
- 56.045 Lot Size for Conditional Uses (MC)
- 57.030 Conditional Uses (MUCOD)
- 60.040 Conditional Uses (ML)
- 60.041 Restrictions on Conditional Uses (ML)
- 61.030 Conditional Uses (MG)
- 61.031 Restrictions on Conditional Uses (MG)
- 62.030 Conditional Uses (MP)
- 62.031 Restrictions on Conditional Uses (MP)
- 64.030 Conditional Uses (MBP)
- 64.050 Lot Size for Permitted and Conditional Uses (MBP)
- 64.065 Setback Requirements for Conditional Uses (MBP)
- 68.030 Criteria for Designation of a Landmark
- 68.060 Demolition Criteria
- 68.070 Relocation Criteria
- 68.100 Alteration and New Construction Criteria
- 68.110 Alteration and New Construction Approval Process
- 73.130 Standards
- 73.160 Standards
- 73.190 Standards – Single-Family and Multi-Family Uses
- 73.220 Standards
- 73.227 Standards
- 73.230 Landscaping Standards
- 73.300 Landscape Standards – Multi-Family Uses
- 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses
- 73.320 Off-Street Parking Lot Landscaping Standards
- 73.470 Standards
- 73.500 Standards



City of Tualatin

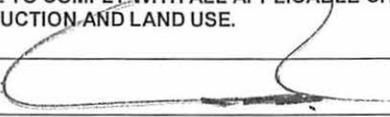
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APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to:			
Name:	DAVID EMAMI	Title:	Manager
Company Name:	WEST CENTER LLC		
Current address:	3380 Barrington Dr.		
City:	West Linn	State:	OR
		ZIP Code:	97068
Phone:	503-557-3350	Fax:	503-557-3350
		Email:	emami007@comcast.net
Applicant			
Name:	Same as above		Company Name:
Address:			
City:		State:	ZIP Code:
Phone:		Fax:	Email:
Applicant's Signature:	Date:		
Property Owner			
Name:	Same as above		
Address:			
City:		State:	ZIP Code:
Phone:		Fax:	Email:
Property Owner's Signature:	Date:		
(Note: Letter of authorization is required if not signed by owner)			
Architect			
Name:	Stewart Gordon Straus Architect PC		
Address:	12600 SW Crescent St, Suite 100		
City:	Beaverton	State:	OR
		ZIP Code:	97005
Phone:	503-672-7517	Fax:	503-672-7808
		Email:	sgs@staus.com
Landscape Architect			
Name:	Same as above		
Address:			
City:		State:	ZIP Code:
Phone:		Fax:	Email:
Engineer			
Name:	Same as above		
Address:			
City:		State:	ZIP Code:
Phone:		Fax:	Email:
Project			
Project Title:	TUALATIN WEST CENTER REMODEL		
Address:	19400 SW Boones Ferry Rd.		
City:	Tualatin	State:	OR
		ZIP Code:	97062
Brief Project Description:	Facade remodel, ADA restroom upgrade, landscaping upgrade		
Proposed Use:	existing, no change		

Value of Improvements: \$ 47,000.-

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

Applicant's Signature:  Date: 03/03/15

Office Use	
Case No:	Date Received: Received by:
Fee: Complete Review :	Receipt No:
Application Complete as of:	ARB hearing date (if applicable):
Posting Verification:	6 copies of drawings (folded)
1 reproducible 8 1/2" X 11" vicinity map	1 reproducible 8 1/2" X 11" site, grading, LS, Public Facilities plan
Neighborhood/Developer meeting materials	



NARRATIVE – Tualatin West Center Remodel

Project Description: Alterations to the façade and storefronts of an existing retail building in the Central Commercial District; alterations to the landscaping, waste handling and other site features, some of which are voluntary and others are to upgrade non-conforming conditions.

Section 73-160 – Standards

1. Pedestrian and Bicycle Circulation – for commercial uses

- a(i) Walkway shall be provided between the main entrance to the building and the public right of way

Findings: A new 8'-0" wide concrete and asphalt walkway is shown on drawing A2.2 extending from the public sidewalk in the Warm Springs right of way to the main entry feature at the southwest corner of the building. The walkway is concrete where it traverses planters and asphalt with painted striping where it traverses the parking travel aisle.

- a(ii) Walkways shall be provided between the main building entrances and other on-site buildings and accessways.

Findings: An existing minimum 6'-0" wide covered concrete walkway runs along the entire frontage of the building connecting all tenant entries.

- a(iii) Walkways through vehicular circulation areas shall be raised and of a different appearance than the adjacent paved vehicular areas.

Findings: The walkway crosses a narrow width of vehicular circulation at which there are no parking spaces, minimizing the potential danger to pedestrians; consequently, the painted striping proposed as a visually distinct appearance is considered sufficient to alert drivers to use caution.

- c. Curb ramps shall be provided wherever a walkway crosses a curb.

Findings: The concrete portions of the walkway are ramps – one at the north end of the walkway transitioning to the concrete walkway around the building and one at the south end of the walkway transitioning to the public sidewalk.

Planning – Design - Consulting

12600 SW Crescent Street Suite 100, Beaverton, Oregon 97005
503-672-7517 (Office) 971-506-2724 (Mobile) 503-672-7808 (Fax) sgs@s-straus.com

3. Safety and Security

a thru e: windows, lighting and landscaping to be conducive to visibility of site and building interiors from the public right of way, and visibility of the public right of way from the site and from within the building as a means of surveillance to enhance safety and security.

Findings: The existing building storefronts that currently provide two-way visibility, are proposed to be enlarged, which will improve visibility; existing site lighting is proposed to be upgraded to LED lamps, which will improve lighting levels; existing landscaping is being removed and replaced with new trees and shrubs that will provide maximum visibility in the 3' to 8' zone 3.

4. Service, Delivery and Screening

a and b: utility equipment, outdoor storage and refuse area, and similar facilities shall be screened with fences, walls or landscaping

Findings: Rooftop mechanical equipment is screened by the existing and proposed parapet construction; trash areas are enclosed by sight obscuring wood fencing; transformer is surrounded by screening landscaping.

Section 73-200, 210 & 220 – Structures – Commercial, Objectives, Standards

Requirements pertinent to this remodel project are:

- 7) Select building materials that contribute to the project's identity, form, function
- 8) Select colors in consideration of lighting, context, identity and image

Findings: proposed materials complement the new identity being created for this retail center as a vibrant up-to-date place to do business; lighter colors are appropriate for the updated aesthetic and enhance the vibrant identity; all other objectives are met by the existing conditions except as enhanced as noted under 73-160 (3) above, which also apply to 73-220 standards.

Section 73-225, 226 & 227 – Waste Collection – Commercial, Objectives, Standards

Requirements pertinent to this remodel project are:

1. Design to mitigate visual impact, including screening from view
2. Located for convenient use by building tenants
3. Dimensional and access suitable to hauler, maximize efficiency

Findings: a single collection facility is proposed based on requirements established by the franchised hauler review option (see letter attached); the area proposed on the site plan is 540 sf, which exceeds the minimum of 160 sf based on the standard for retail of 10 sf per 1000 sf of building where this building is 16000 sf. The facility is surrounded by a 6'-0" high fence with a pair of 5'-0" gates providing a 10'-0" access for the hauler, and a single 3'-0" gate on the opposite side for tenant access. The facility is paved with pervious concrete pavers to provide an acceptable surface without adding to the impervious area on the site.

Section 73-240, 250, 260, 310, 340 & 360 – Landscaping & Tree Preservation

Requirements pertinent to this remodel project are:

1. Minimum area of landscaping is 15% of site
2. Existing trees to be removed require arborist report supporting removal and planting new trees to replace them
3. New plant materials to comply with size and coverage standards
4. A 5' landscape area shall be located along building frontage viewable from parking areas and public right of way; landscape plaza alternative
5. A 5' landscape area shall be located at the site perimeter at parking
6. Landscape islands shall be installed at a minimum of 25 sf per parking stall with one deciduous shade tree per four parking stalls; with 54 parking stalls, the total landscape island area must be a minimum of 1350 sf.

Findings: the existing landscape area on the site is 26,000 sf of the 73,124 sf total site area, which is 35.6%, far exceeding the minimum; existing trees at the street frontage perimeter of the site are not appropriate due to their growth characteristics or locations, and are proposed to be replaced with more appropriate species/locations; all new landscaping complies with size and coverage standards as shown on the landscape drawing; in lieu of a 5' landscaped area along the building frontage, we are proposing groupings of planting in large pots or other similar containers located to coordinate with tenant entries and arcade structure; the landscape area along the site frontage adjoining parking meets or exceeds the 5' minimum standard; existing landscape islands total 1400 sf, supplemented at the perimeter of south and west parking in excess of the 5' minimum width.

Section 73-380 – Off-street Parking

Requirements pertinent to this remodel project are:

1. Dimensions of stalls and aisles to comply with standards
2. Maximum of eight stalls between planter islands
3. Paving to be asphalt or concrete
4. Lighting to be shielded to prevent glare to off-site locations
5. Bumpers or curbs to be provided at perimeter
6. Accessible parking to be provided per ADA requirements

Findings: all stalls meet dimensional standards for full-size cars, aisles are a minimum of 24' where adjacent to stalls and 20' elsewhere; no more than eight stalls are shown between planters; existing paving is asphalt; existing lighting will remain, but with a change to LED lamps for higher illumination levels appropriate for visibility to enhance security (see lighting plan); existing curbs and/or bumpers are located at the front of all parking stalls; three ADA compliant parking stalls with associated access aisles are provided.

Chapter 53-140 - Central City Design Standards

Concepts

1.1 Draw People and Activity into Central Tualatin

Findings: upgrading and modernizing an outdated building adds to the critical mass of the Tualatin downtown area as a magnet for people and activity.

1.2 Encourage Further Development

Findings: upgrading and modernizing an outdated building encourages other property owners to do the same.

1.3 All Seasons City

Findings: the enhanced covered walkway at all of the store fronts reinforces the all-season opportunities, including the potential for outdoor seating for those tenants for which it would be appropriate.

1.4 24 Hour / 7 Day City

Findings: the potential for this is dependent on the mix of tenants that occupy the building, but the location and range of uses allowed would be conducive to this.

Planning – Design - Consulting

12600 SW Crescent Street Suite 100, Beaverton, Oregon 97005
503-672-7517 (Office) 971-506-2724 (Mobile) 503-672-7808 (Fax) sgs@s-straus.com

- 1.5 Heart of a Great City
Findings: the potential for this is dependent on the mix of tenants that occupy the building; the location may not be appropriate for being a “heart”, but still could be in a supportive capacity to the heart.
- 1.6 Sustainable Design
Findings: the proposal includes new storefronts meeting current standards under the State of Oregon Energy Efficiency Code and maintains the covered arcade that provides summer shading and winter sunlight for the interior spaces; new landscaping providing shading of the parking lot paving.
- 1.7 Buildings as Good Neighbors
Findings: trash areas and other equipment is screened from public view by fences, parapets and landscaping; pedestrian access provided from the public right of way; signage is enlarged for better visibility.
- 1.8 A Place for Multiple Activities
Findings: the potential for this is dependent on the mix of tenants that occupy the building.
- 1.9 Scale of the Street
Findings: existing - not applicable
- 1.10 Pedestrian Interaction
Findings: a new pedestrian access to the public right of way is proposed.
- 1.11 Building Setbacks
Findings: existing – not applicable.

City Connections

- 2.1 Visual Linkages
Findings: the main entry feature with its domed roof will create a visual landmark to connect people to the building and its location.
- 2.2 Clustering of Attractors
Findings: the main entry feature with its domed roof will create a visual landmark to connect people to the building and its location; the proposed façade is designed to accommodate enhanced signage; the proposed landscaping is intended to frame views of the building rather than impede.

2.3 Axial Relationships and Monuments

Findings: not applicable

2.4 Places and Connections

Findings: the enhanced arcade, new pedestrian connection to the public right of way, and enhanced LED lighting provide safe places and linkage to the surrounding neighborhood.

2.5 Transit Dynamics

Findings: not applicable

2.6 Driving and Parking

Findings: the existing parking is conveniently accessible from two driveway entries; the new pedestrian access from the public right of way is well separated from the vehicle access and from parking stalls to maximize safety.

2.7 Pedestrian Opportunities

Findings: the new pedestrian access from the public right of way is well separated from the vehicle access and from parking stalls to maximize safety; the enhanced arcade at the entire store frontage is pedestrian friendly.

2.8 Connection to the River

Findings: not applicable

2.9 Green Streets

Findings: not applicable

2.10 Connections Thru Buildings

Findings: not applicable

Spaces and Landscapes

3.1 Civic Rooms

Findings: not applicable

3.2 Areas of Many Functions

Findings: not applicable

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3.3 The Street

Findings: although there is no location available for street trees, the landscape plan is proposing street tree species at street tree spacing on site to achieve the same effect.

3.4 The Intersections

Findings: not applicable

3.5 Courtyards and Plazas

Findings: not applicable, although the arcade surrounding the building does provide many of the same benefits.

3.6 Open Space Defined by Buildings

Findings: not applicable

3.7 Inside and Outside

Findings: the enlarged storefront glazing areas address this

3.8 Roofscaping

Findings: not applicable

3.9 Street Trees

Findings: although there is no location available for street trees, the landscape plan is proposing street tree species at street tree spacing on site to achieve the same effect.

3.10 Signage

Findings: the proposed façade is intended to accommodate signage that is more creative and more visible than what was possible with the existing.

Buildings

4.1 Building Form

Findings: updating and modernizing this building reflects the most recent development in other parts of the central city.

4.2 Adaptable Design

Findings: the existing building is structured to accommodate a variety of potential tenant uses and floor areas.

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- 4.3 Active Buildings Along Linkage Streets
Findings: not applicable to the building in relation to other buildings
- 4.4 Solar Access
Findings: the existing building is ideally oriented for solar retrofit at some future date, and is set back sufficiently from property lines as a one-story building to preclude casting shadows on adjoining property.
- 4.5 The Outside Wall
Findings: the enhanced arcade along the entire store frontage provides an activated edge.
- 4.6 Craft of Building
Findings: materials and detailing are proposed that have a durable and artful character.
- 4.7 Building Entrances
Findings: the main entry “domed tower” and secondary similar features at the building corners provide identity as well as pedestrian focal points.
- 4.8 Parking Relationship to Building
Findings: not applicable – relationship is existing
- 4.9 Service Areas
Findings: service areas are integrated into the parking area and screened as required under Chapter 73 above
- 4.10 Interior Working Environment
Findings: natural light is improved by the proposed enhanced storefronts; ventilation is existing and meets code requirements.

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2s124cb-02200
 Site Address: 19350 sw boones ferry rd
 City, State, Zip: tualatin, or 97068
 Nearest Cross Street: warm springs

3. Owner Information

Name: _____
 Company: West Center LLC
 Address: 3380 Barrington Drive
 City, State, Zip: West Linn, OR 97068
 Phone/Fax: 503-557-3350 / 503-557-3352
 E-Mail: emami007@comcast.net

4. Development Activity (check all that apply)

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

5. Applicant Information

Name: David Emami
 Company: West Center LLC
 Address: 3380 Barrington Dr.
 City, State, Zip: West Linn, OR 97068
 Phone/Fax: 503-557-3350 / 503-557-3352
 E-Mail: emami007@comcast.net

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

Location and description of off-site work _____

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

Existing façade improvements, existing landscaping and trash enclosure repairs and replacement

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

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

Print/Type Name David Emami Print/Type Title Manager

ONLINE SUBMITTAL

Date 2/17/2016

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.

The proposed activity does not meet the definition of development for the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Laurie Harris Date 03/01/16



VIEW FROM SOUTHWEST

GENERAL NOTES

DIVISION 0 - CONTRACT PROVISIONS

The form and content of the construction contract will be negotiated between the Owner and a selected Contractor. The Architect will advise the Owner as requested. This division will also include any definition of work by others. The Owner will have the option of directly purchasing any materials in Divisions 6 - 16; the Contractor shall provide a detailed breakdown of all material costs in these Divisions and stipulate what handling mark-up (if any) will be applied for each if Owner furnished.

DIVISION 1 - GENERAL REQUIREMENTS

01000 - Scope of Work: All materials, labor, equipment and other resources required for construction of the Tualatin West Retail Center remodel described on the drawings and these notes, except for materials specifically identified as furnished by Owner. For purposes of these notes, "provide" indicates that the Contractor shall furnish and install; where the responsibility of the Contractor varies from this, specific requirements will be defined.

01200 - Allowances and Alternates: Allowances for materials or systems not fully defined on the drawings or in these notes shall be based on quality and performance consistent with the materials and systems that are fully defined; the Contractor shall provide descriptions of the materials and systems serving as the basis of his budget for these items. The drawings or these notes may define alternates for materials or systems; the Contractor shall offer separate budget for each. The Contractor may also offer alternative to the materials and systems defined on the drawings or in these notes, provided that such alternatives can be demonstrated to provide equivalent performance without increase in cost to the Owner.

01300 - Coordination, Scheduling and Field Engineering: The Contractor shall be responsible for all management of the project, and for determination of appropriate means and methods to achieve the intended results. The Contractor shall provide a detailed schedule of work including definition of the activities that comprise the critical path for timely completion of the work. The Contractor shall provide continuous supervision of the work to assure that all components and systems are installed in an appropriate manner.

01400 - Quality Control: The work shall conform to all applicable building codes and shall meet or exceed commonly accepted industry standards for workmanship and integrity unless more stringent requirements are defined by the drawings, these notes or manufacturer's product literature. While an independent testing and inspection company may be retained by the Owner to verify compliance to required quality standards or provide special inspections required by code, the Contractor shall be responsible for executing the work to meet these standards.

01500 - Submittals: The Contractor shall prepare or obtain from subcontractors' suppliers such supplementary drawings and data as needed to properly execute the work under the provisions of Sections 01300 and 01400 above. Those drawings and data requiring selections by the Owner or confirmation of the Architect's design shall be submitted to the Architect for review and appropriate action; portions of the work requiring submittals are noted in the various Sections below. Products and systems in full conformance to what is specified do not require submittal; a letter stating such conformance is sufficient.

01600 - Temporary Facilities: The Contractor shall provide temporary facilities for disposal of refuse; Owner will provide toilet, on-site office, water, power and telephone. Other facilities at the Camp may be made available to the Contractor upon request.

01700 - Project Closeout: The Contractor shall remove all refuse and temporary facilities from the site, and clean all interior and exterior exposed surfaces upon completion of the work. The Contractor shall provide the Owner with operation and maintenance data, and drawings annotated with modifications made during the course of construction. The Contractor shall provide the Owner with a complete list of all suppliers for all portions of the work, including addresses, phone numbers and a description of what was provided. The Contractor shall provide the Owner with all warranty certificates.

DIVISION 2 - SITE WORK

02100 - Demolition: Remove existing conditions as required for new work. Where new work abuts existing, sawcut existing to precise straight lines leaving smooth edges.

02200 - Earthwork: Excavation, grading, fill and related work to accommodate new concrete work. Remove existing vegetation where new landscaping shown.

02300 - Landscaping: Provide new trees, shrubs and groundcover as shown.

DIVISION 3 - CONCRETE

03300 - Concrete: Provide new reinforced concrete foundations and walls where shown on drawings. Provide new or replace existing exterior walkway slabs as shown or required for installation of new work.

DIVISION 4 - MASONRY

04500 - Stone Veneer: Install thin stone veneer where shown on exterior using material provided by Owner.

DIVISION 5 - METALS (No work in this Division)

DIVISION 6 - WOOD

06100 - Rough Carpentry: Provide wood framing including solid lumber and manufactured products (pre-engineered trusses and parallel strand); provide plywood sheathing for roofs and walls; provide framing hardware - designs are based on Simpson Strongtie products - equivalents by other manufacturers may be substituted; provide anchor bolts, nails and screws.

06200 - Finish Carpentry: Provide wood trims and moldings where existing doors and windows are replaced.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07100 - Moisture Barriers: Provide Hydrotex or equivalent rain screen moisture barriers under exterior finishes at walls/columns; provide 30# felt paper under roofing.

07200 - Single-ply Roofing: Provide 60 mil elastomeric roofing to be installed "torch-down".

07300 - Composition Shingle Roofing: Provide heavy texture, "architectural" slate pattern roofing.

07400 - Exterior Finish System: Provide synthetic stucco system over fiber-cement board, including joint compound with mesh reinforcing at fiber-cement board joints, base layer with mesh embedded and finish layer with texture and color to be selected.

07600 - Sheet Metal: Provide pre-finished or site-painted gutters and downspouts; provide stainless steel flashings where not accessible for replacement. Seal all fasteners.

07900 - Joint Sealers: Provide caulking, foamed in place seals, pre-formed seals and related systems to minimize or prevent infiltration of water, vapor and air at penetrations and joints in exterior walls. Products to be selected by Contractor as most appropriate for each application; colors to match adjacent materials.

DIVISION 8 - DOORS, WINDOWS, AND HARDWARE

08600 - Aluminum Storefront System: Provide standard products from a single manufacturer; U = .35 or less thermal rating; color to be selected by Owner; all glazing to be double pane insulating units with low-e glass units. Doors to be narrow stile with manufacturer's standard hardware; hardware types and lock keying to match existing; all doors to include threshold, weatherstripping, locking device, push/pull, closer.

DIVISION 9 - FINISHES (Note: finishes to comply with ASTM E84 or UL 723 Class 'B'; flame spread index 26-75; smoke developed index 0-450)

09200 - Gypsum Board System: Provide single layer of 1/2" gypsum board at walls and ceilings, provide moisture resistant material in bathrooms; "orange peel" texture at exposed ceilings, rough taped where concealed.

09300 - Bathroom Floor and Base: Provide sheet vinyl as selected by Owner, including 6" coved base.

09500 - Acoustic Isolation/Absorption: Provide acoustic blanket insulation in walls and ceilings around bathrooms; material shall be mineral wool or approved equivalent, not less than 3" thick.

09600 - Bathroom Wainscot: Provide 4' high FRP panels at all walls in bathrooms. Include matching joint and trim moldings. Install base over wainscot panels.

09900 - Painting and Staining: Apply to all exposed interior and exterior surfaces of bathrooms; eggshell gloss typical; semi-gloss at toilets.

DIVISION 10 - SPECIALTIES

10800 - Toilet and Bath Accessories: Provide dispensers and holders complying with ADA; provide grab bars at one toilet stall in each toilet room. Satin stainless at all metal.

DIVISION 11 - EQUIPMENT (No work in this Division)

DIVISION 12 - FURNISHINGS (No work in this Division)

DIVISION 13 - SPECIAL CONSTRUCTION (No work in this Division)

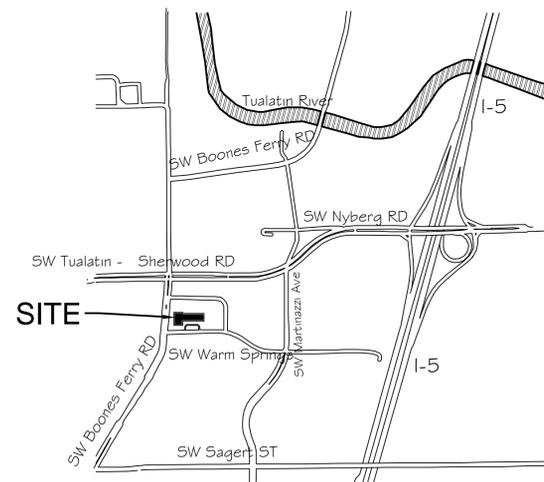
DIVISION 14 - CONVEYING SYSTEMS (No work in this Division)

DIVISION 15 - MECHANICAL

15400 - Plumbing: Provide fixtures, trims, accessories and piping serving toilet fixtures. Connect to existing hot and cold water, waste and vent piping.

DIVISION 16 - ELECTRICAL

16500 - Lighting: Provide fixtures, trims and accessories to be selected by Owner based on generic types and locations shown; exterior fixtures to have motion detector and/or photo electric control; Contractor shall be responsible for final design and code compliance, including deferred submittals and/or separate permits. Reuse existing fixtures to the extent practical.



VICINITY MAP
NOT TO SCALE



PROJECT DATA

OWNER/DEVELOPER

BARRINGTON MANAGEMENT
CONTACT: DAVID EMAMI
MOBILE: 503-969-1647

CONTRACTOR

TO BE SELECTED

PROPERTY DESCRIPTION

LEGAL: 2S1 24CB 02200 - 17124 SF

ZONING: CC IN TOWN CENTER

SQUARE FOOTAGES

LOT SIZE- 73,124 SF (1.68 ACRE)

BUILDING FOOTPRINT- 16,000 SF (21.9% OF LOT)

LANDSCAPE- 26,000 SF (35.6% OF LOT)

PAVEMENT AND BUILDING SIDEWALK- 31,124 SF (42.6% OF LOT)

SCOPE OF WORK:

RESTRUCTURING AND REFINISHING THE EXTERIOR FASCIA TO UPDATE THE OVERALL APPEARANCE OF THE BUILDING CONSISTENT WITH CURRENT DESIGN STANDARDS AND CHARACTER IN SIMILAR NEARBY PROPERTIES, AND TO ACCOMMODATE NEW SIGNAGE

REPLACEMENT OF EXISTING DOORS AND WINDOWS WITH STOREFRONTS MEETING CURRENT ENERGY CODE STANDARDS

REPLACEMENT OF EXISTING TENANT TOILET ROOMS WITH A.D.A. COMPLIANT FACILITIES

REPLACEMENT OF EXISTING TREES AT STREET FRONTAGE WITH SPECIES MORE EASILY MAINTAINED AND CONDUCIVE TO VISIBILITY OF THE BUILDING FROM STREET

ENHANCEMENT OF EXISTING SIGN TO BLEND WITH THE PROPOSED DESIGN CHARACTER OF THE BUILDING

DEFINITION OF PAVED PEDESTRIAN/BIKE PATH FROM SIDEWALK TO COVERED WALKWAY AROUND BUILDING

CITY OF TUALATIN DEVELOPMENT CODE COMPLIANCE:

ZONING DESIGNATION: CC - CENTRAL COMMERCIAL
ALL EXISTING CONDITIONS THAT ARE COMPLIANT WITH CURRENT CODE WILL REMAIN UNCHANGED.

NON-CONFORMING CONDITIONS TO BE UPGRADED:

PEDESTRIAN/BIKE SITE ACCESS FROM SW WARM SPRINGS (ACCESS FROM SW BOONES FERRY CONFLICTS WITH EXISTING STORM WATER FEATURE & BUILT CONDITIONS MAKING COMPLIANCE IMPRACTICAL & EXCESSIVE COST)

PARKING LOT PLANTERS TO BE RESTORED WHERE PAVED OVER OR WITH INADEQUATE PLANTING - ADD NEW TREES, SHRUBS & GROUNDCOVER; AREAS OF EXISTING PLANTERS TO REMAIN UNCHANGED

BIKE RACKS ADDED - 3 RACK LOCATIONS, 2 BIKES EACH

EXTERIOR APPEARANCE OF BUILDING UPGRADED TO BETTER BLEND WITH URBAN RENEWAL VILLAGE CHARACTER PER CITY GOALS

BUILDING CODE COMPLIANCE (2014 OSSC):

EXISTING & PROPOSED OCCUPANCY: 'B' & 'M'
'M' OCCUPANCY NOT TO EXCEED 12,000 SF

EXISTING & PROPOSED CONSTRUCTION TYPE: 'VB'
UNSPRINKLERED, NO FIRE ALARMS

EXISTING & PROPOSED FLOOR AREA: 16,000 SF
WEST WING 6,000 SF, EAST WING 10,000 SF
SEPARATED BY 2 HR FIRE BARRIER

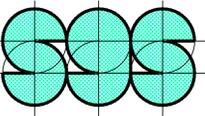
NO CHANGE IN TENANTS/USES PROPOSED AT THIS TIME

HVAC REPAIRS AND REPLACEMENT ALIKE ONLY

NO CHANGE IN INTERIOR LIGHTING PROPOSED AT THIS TIME

DRAWING LIST

- A1 PROJECT DATA, DIRECTORIES, GENERAL NOTES
- A2.1 EXISTING SITE/FLOOR PLANS
- A2.2 PROPOSED SITE/FLOOR PLANS & DETAILS
- A3 EXISTING & PROPOSED ROOF PLANS
- A4 EXISTING & PROPOSED ELEVATIONS



STEWART GORDON STRAUS
ARCHITECT PC
12600 SW CRESCENT ST
SUITE #100
BEAVERTON, OR 97005
(503) 672-7517 (OFFICE)
(503) 672-7808 (FAX)
(971) 506-2724 (MOBILE)
sgs@s-straus.com (e-mail)



RETAIL/OFFICE COMPLEX REMODEL
TUALATIN WEST CENTER
19300 SW BOONES FERRY ROAD
TUALATIN, OREGON

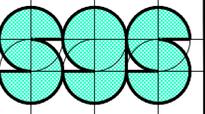
PROJECT NUMBER: 1524

DRAWING	DATE	BY
DESIGN	1 OCT 2015	CRW
SCOPING MEETING	12 NOV 2015	SGS
PRE-AP MEETING	30 DEC 2015	SGS
ARCH REVIEW	2 MAR 2016	SGS

SHEET TITLE
COVER - PROJECT INFORMATION

SHEET #

A1



STEWART GORDON STRAUS
 ARCHITECT PC
 12600 SW CRESCENT ST
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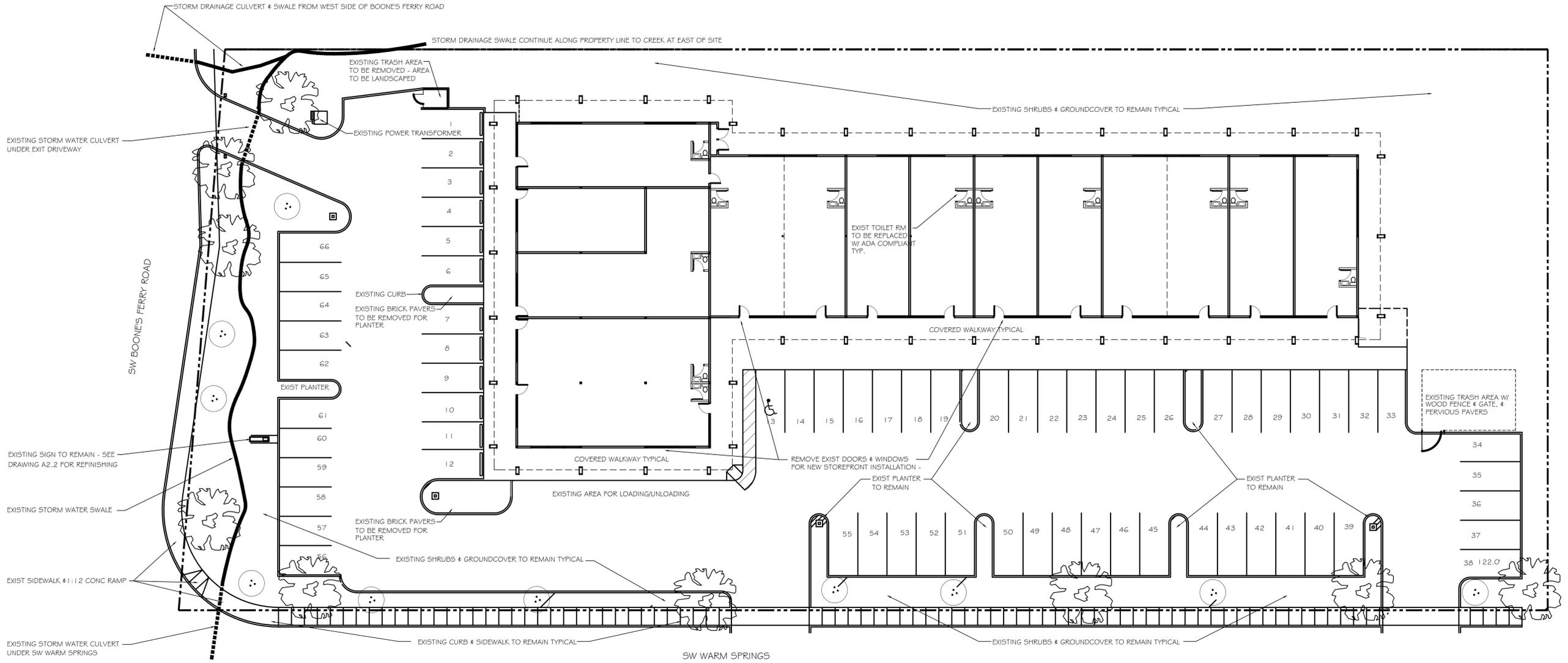
RETAIL/OFFICE COMPLEX REMODEL
TUALATIN WEST CENTER
 19300 SW BOONES FERRY ROAD
 TUALATIN, OREGON

PROJECT NUMBER: 1524

DRAWING	DATE	BY
DESIGN	1 OCT 2015	CRW
SCOPING MTG	12 NOV 2015	SGS
PRE-AP MTG	30 DEC 2015	SGS
ARCH REVIEW	22 FEB 2016	SGS

SHEET TITLE
EXISTING SITE & FLOOR PLAN

SHEET #
A2.1

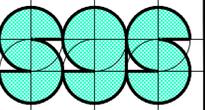


1
 A2.1
 EXISTING SITE AND FLOOR PLAN
 1/16" = 1'-0"

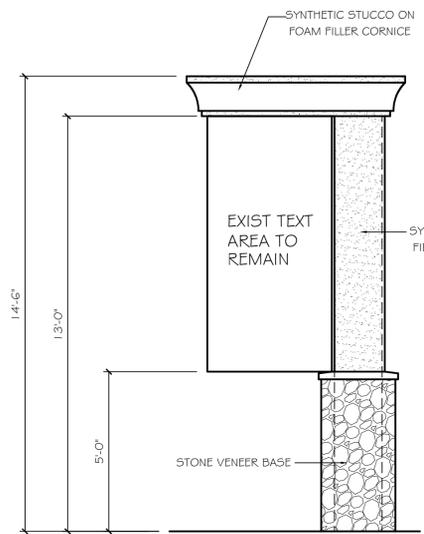


LANDSCAPE LEGEND

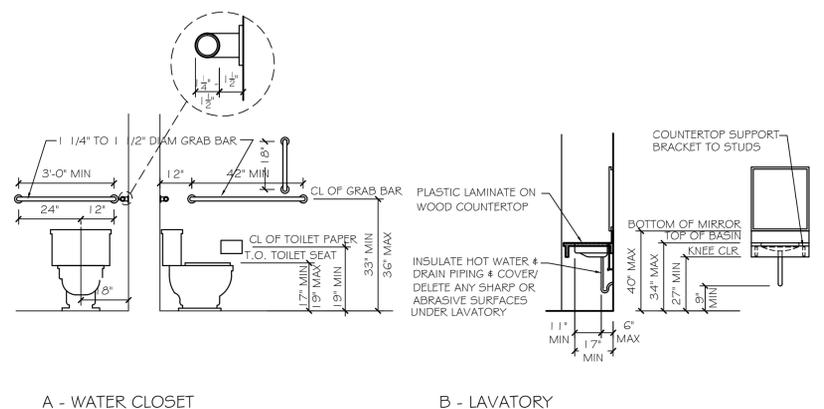
- SWEET GUM TO BE REMOVED
- VINE MAPLE TO BE REMOVED
- EXISTING PARKING LOT LIGHTING TO REMAIN



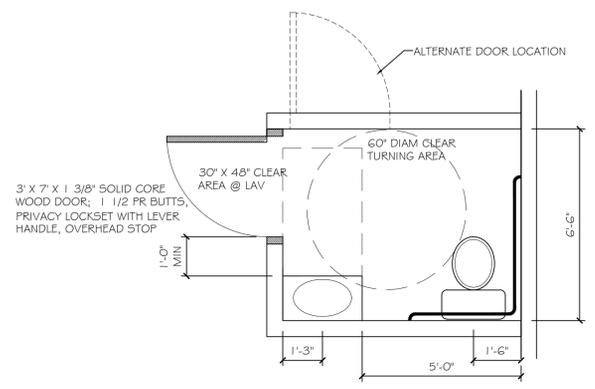
STEWART GORDON STRAUS
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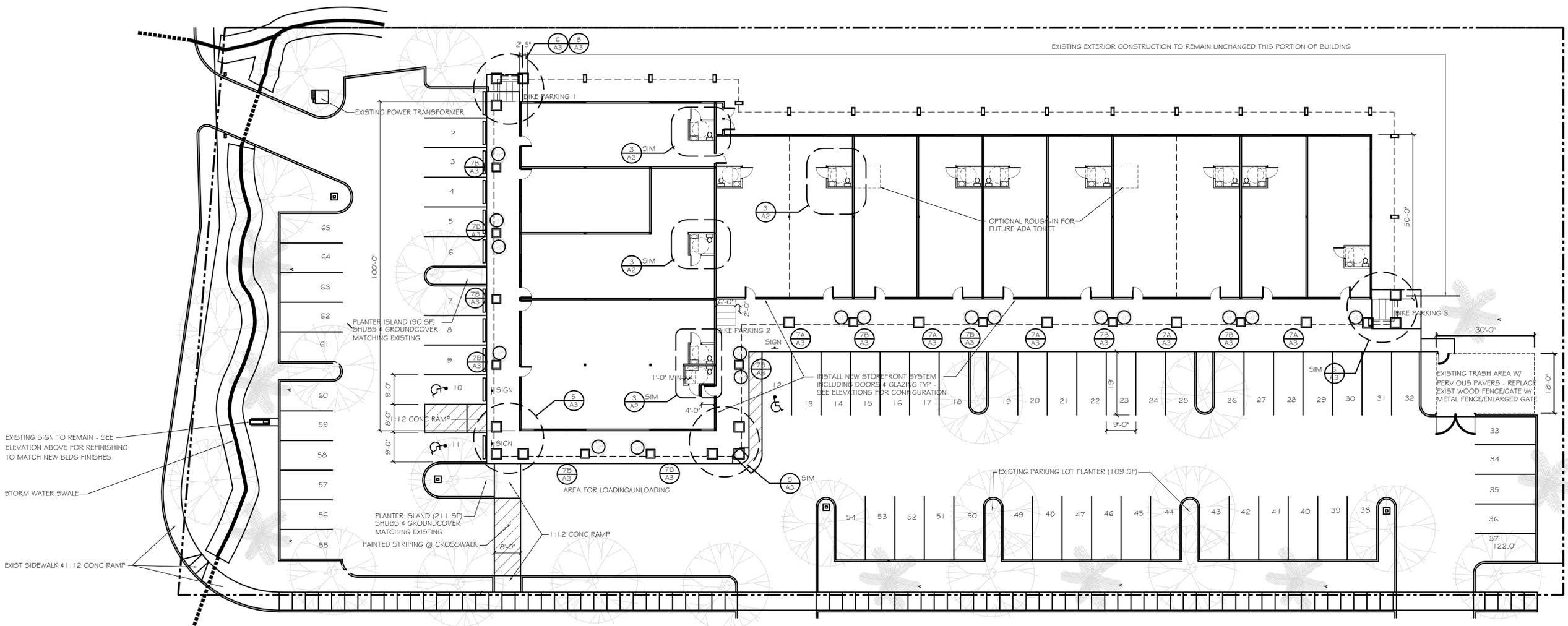
2 POLE SIGN UPGRADE
A2.2 3/8" = 1'-0"



3 TYPICAL A.D.A. TOILET ELEVATIONS
A2.2 3/8" = 1'-0"



4 TYPICAL A.D.A. TOILET PLAN
A2.2 3/8" = 1'-0"



1 PROPOSED SITE AND FLOOR PLAN
A2.2 1/16" = 1'-0"

LANDSCAPE LEGEND

EXISTING SHRUBS & GROUNDCOVER TO REMAIN IN ALL PLANTER/LANDSCAPE LOCATIONS
PROVIDE NEW SHRUBS & GROUNDCOVER TO MATCH AT NEW OR RESTORED PLANTERS

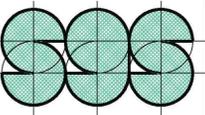
- NEW 'WINDMILL PALM'
- NEW 'BOWHALL MAPLE' ACER RUBRUM 'BOWHALL'
- NEW DECORATIVE POTTERY CONTAINERS WITH VARIOUS ORNAMENTAL PLANTINGS INCLUDING GRASSES, FLOWERING SHRUBS AND PERENIALS

RETAIL/OFFICE COMPLEX REMODEL
TUALATIN WEST CENTER
19300 SW BOONES FERRY ROAD
TUALATIN, OREGON

PROJECT NUMBER:	1524
DRAWING DESIGN	DATE BY
	1 OCT 2015 CRW
	12 NOV 2015 SCS
PRE-AP MTG	30 DEC 2015 SCS
ARCH REVIEW	22 FEB 2016 SCS

SHEET TITLE
PROPOSED SITE & FLOOR PLAN

SHEET #
A2.2



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ARCHITECT PC
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BEAVERTON, OR 97005
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(503) 672-7808 (FAX)
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RETAIL/OFFICE COMPLEX REMODEL
TUALATIN WEST CENTER
19300 SW BOONES FERRY ROAD
TUALATIN, OREGON

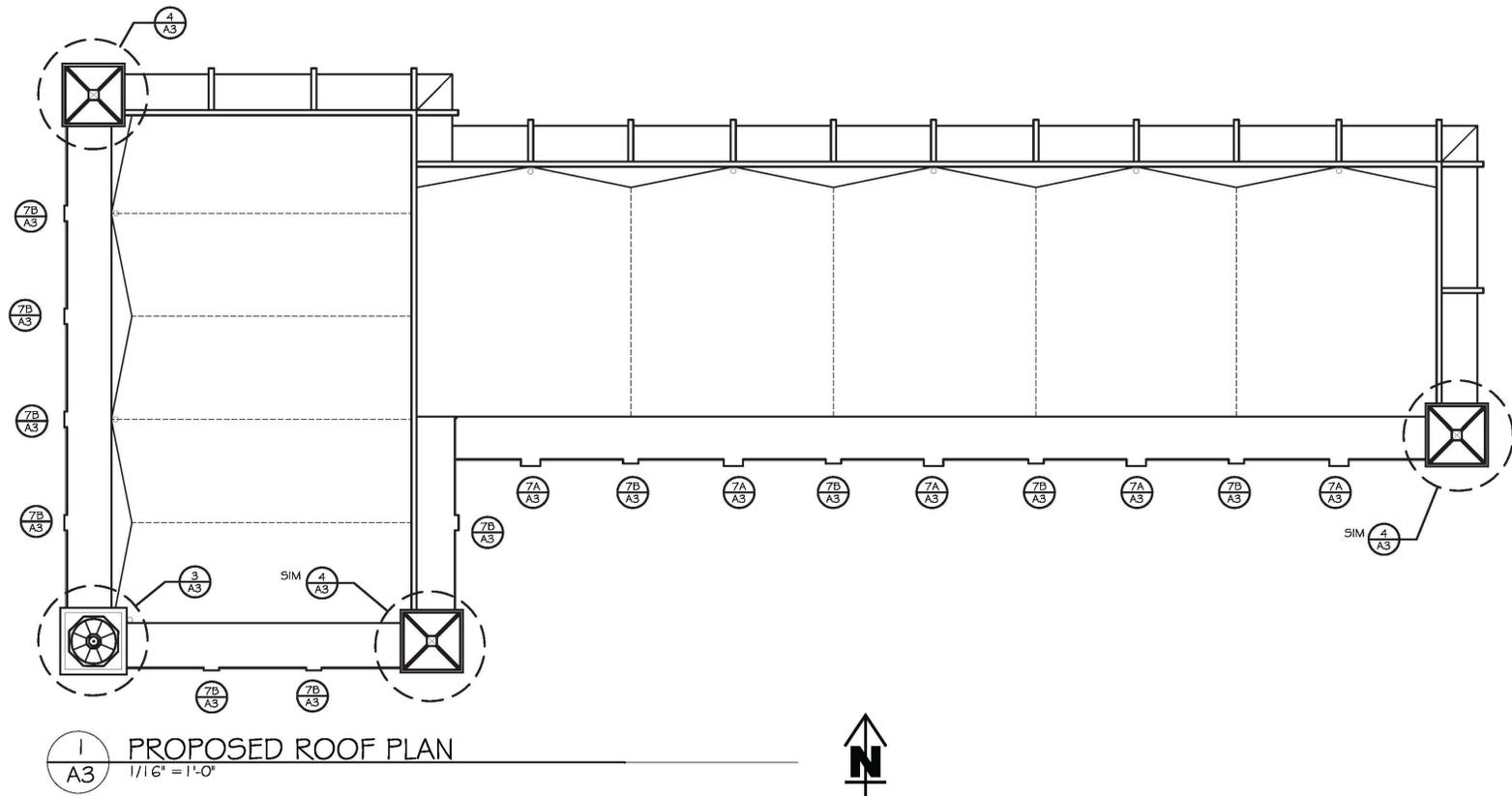
PROJECT NUMBER: 1524

DRAWING DESIGN	DATE	BY
	1 OCT 2015	CRW
SCOPING MTG	12 NOV 2015	SGS
ARCH REVIEW	22 FEB 2016	SGS

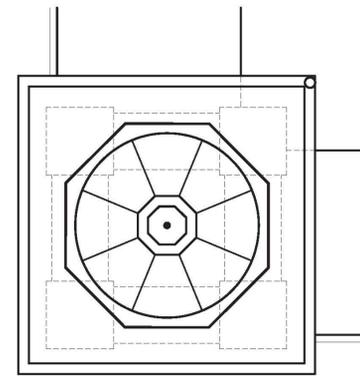
SHEET TITLE
ROOF PLANS & FEATURE PLANS

SHEET #

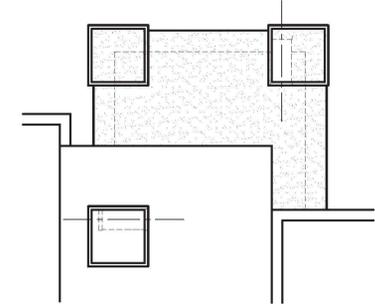
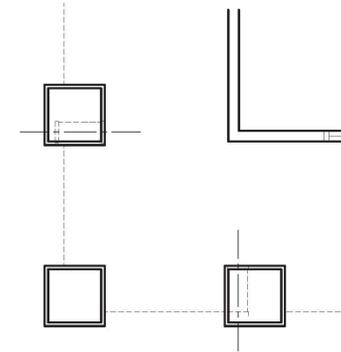
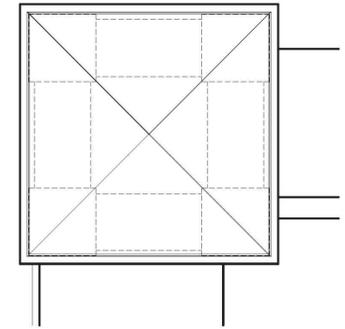
A3



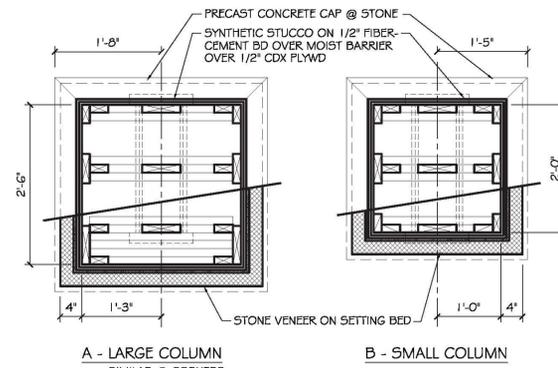
3 CORNER ROOF W/ DOME
1/4" = 1'-0"



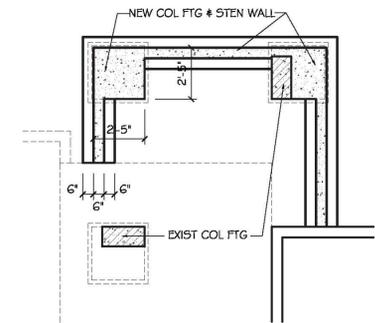
4 TYP. CORNER ROOF
1/4" = 1'-0" NW CORNER SHOWN, OTHERS SIM



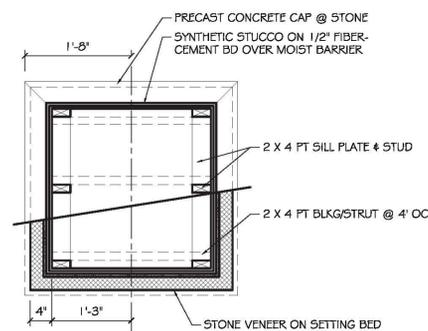
5 TYP. CORNER PLAN
1/4" = 1'-0"



6 NW CORNER PLAN
1/4" = 1'-0"

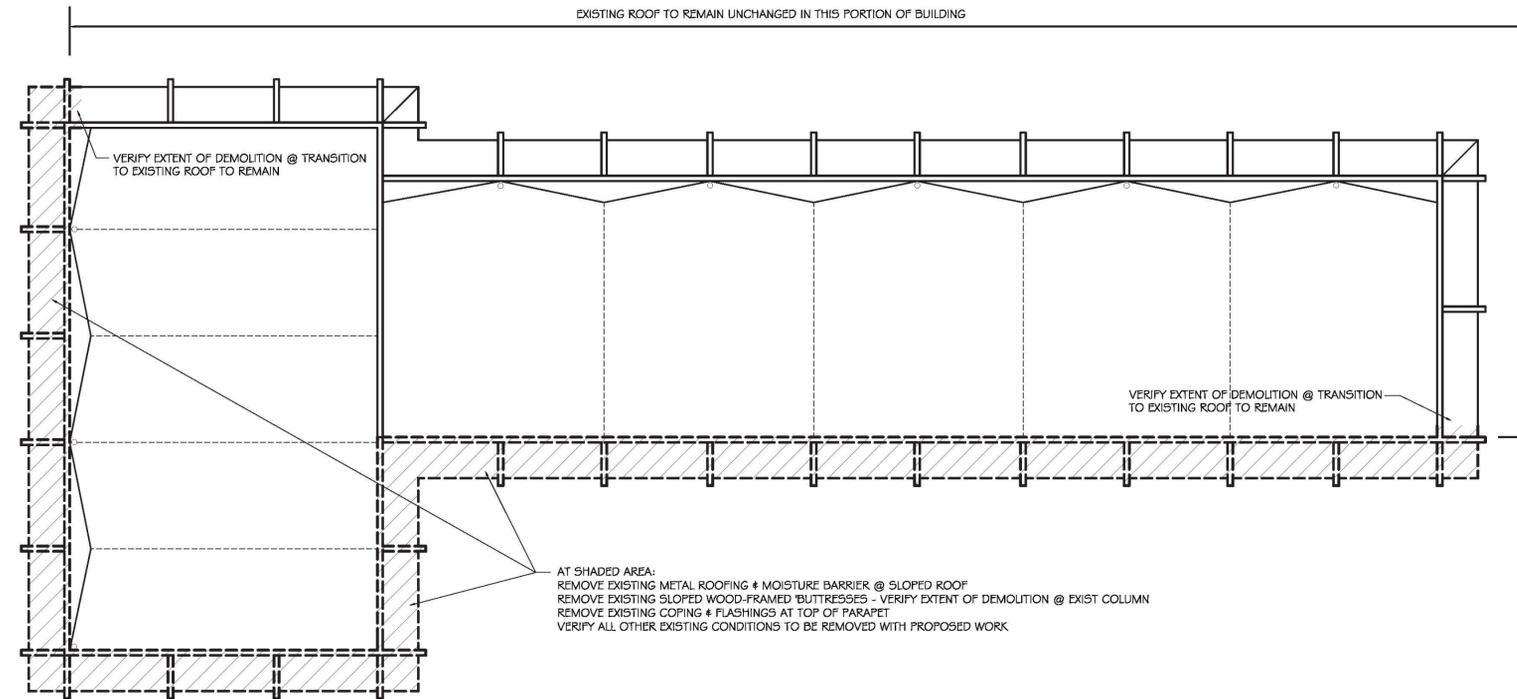


7 CLADD'G @ EXIST COLS
3/4" = 1'-0"



8 NW CORNER FNDN PLAN
1/4" = 1'-0"

9 CLADD'G @ NEW COLS
3/4" = 1'-0"



2 EXISTING CONDITIONS & DEMOLITION ROOF PLAN
1/16" = 1'-0"



2355 - SW
Homey
Gold

2001 - SW
Rocky
Coast

2345 - SW
Biltmore
Butt





Scoping Meeting Request

City of Tualatin Community Development Department
18880 SW Martinazzi Avenue, Tualatin, Oregon 97062
www.tualatinoregon.gov (503) 691-3026

Welcome and thank you for choosing to locate your project in the City of Tualatin. Please complete this form, attach sketches, plans, etc., and send it in no later than one week prior to requested meeting date and before we can book a date. Please send form to:
Lynette Sanford, Office Coordinator, fax (503) 692-0147 or e-mail lsanford@ci.tualatin.or.us.
If you have questions, Ms. Sanford's phone number is (503) 691-3026.

1. Name of Project: TUALATIN WEST CENTER REMODEL

2. What type of development are you proposing? (Check all that apply)
 Industrial Commercial Residential Institutional Mixed-use
Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description of existing uses and structures in addition to what is proposed.
REMODEL EXTERIOR OF EXISTING COMMERCIAL BUILDING TO BE MORE CONSISTENT WITH CURRENT DESIGN/MARKETING CHARACTER & IMPROVE VISIBILITY.

3. Where is the development/project site? Please provide addresses of all involved properties.
Address: 19700 SW BOONE'S FERRY ROAD
Planning District: CC Map #: RS124CB Tax Lot #: 02200
Total Acreage: 1.68 (73124 SF)

4. What is the applicant's affiliation with the project? (Check all that apply)
 Broker Developer Property Owner Representative Other
If "Other", please explain: ARCHITECT

5. What is the primary purpose of this scoping meeting (What would you like to accomplish)? (Attach additional sheets if needed.)
DETERMINE WHAT EXTENT OF ARCHITECTURAL REVIEW REQUIRED & ANY ISSUES NOT ADEQUATELY ADDRESSED IN CURRENT DESIGN

6. Are you familiar with the development process in Washington or Clackamas County or Tualatin? (Check one)
 Yes No
If Yes, please identify an example project: BEAVERTON ELKE, BOWER ROCK

7. Do you have preliminary site plans, concept drawings or other details that you can provide for staff review prior to the meeting? (Check one. If Yes, please attach to this Meeting Request or e-mail to Ms. Sanford.)
 Yes No

8. Who, beside the Applicant, will be attending this Pre-Application Meeting? (Please list individual names and company or affiliation below. Attach an additional sheet if needed.) Please provide all possible attendees, so an adequate size room can be booked.

Name: <u>DAVID ENAMI</u>	Company or Affiliation: <u>PROPERTY OWNER</u>
Email: _____	Address: <u>3380 BARANKESTER</u> Phone: <u>503-969-1687</u>
Name: _____	Company or Affiliation: <u>WEST LINK</u>
Email: _____	Address: _____ Phone: _____
Name: _____	Company or Affiliation: _____
Email: _____	Address: _____ Phone: _____
Name: _____	Company or Affiliation: _____
Email: _____	Address: _____ Phone: _____

TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF:	Lead Department:	Tracking #:
Date Request Received: _____ Received by: _____	<input type="checkbox"/> Planning	
Project Name: _____	<input type="checkbox"/> Economic Development	
Case #: _____	<input type="checkbox"/> Engineering & Building	
Scheduled Scoping Meeting Date: _____	<input type="checkbox"/> No. of People Attending	

9. Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?

Yes No

10. Is the property under enforcement action? If yes, please attach a notice of the violation. **NO**

11. Please list the names of City, TVF&R, CWS, and County staff with whom you have already discussed this proposal:

19800 TDC

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:
BUILDING OWNER'S NAME <i>Zeidman Family Trust</i>		Policy Number
BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <i>19350 S.W. Boones Ferry Road</i>		Company NAIC Number
CITY <i>Tualatin</i>	STATE <i>OR</i>	ZIP CODE <i>97062</i>
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <i>251W24CB02200</i>		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) <i>Non-residential</i>		
LATITUDE/LONGITUDE (OPTIONAL) (##-##-## or #####)	HORIZONTAL DATUM: <input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): _____ <input checked="" type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other: _____

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER <i>City of TUALATIN</i>	B2. COUNTY NAME <i>Washington</i>	B3. STATE <i>Oregon</i>
B4. MAP AND PANEL NUMBER <i>Panel 2/4</i>	B5. SUFFIX	B6. FIRM INDEX DATE <i>February 19, 1987</i>
B7. FIRM PANEL EFFECTIVE/REVISED DATE	B8. FLOOD ZONE(S) <i>Zone B+AH</i>	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) <i>123.0'</i>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe): _____

B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe): _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No Designation Date _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

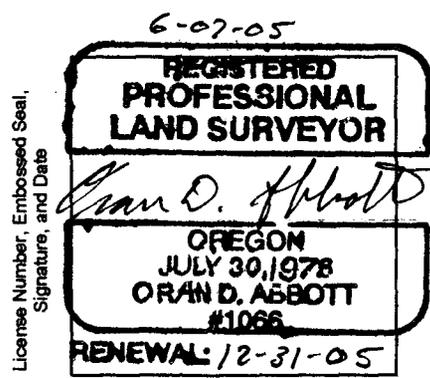
C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.) *Diagram 5*

C3. Elevations - Zones A1-A30, AE(AH), A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
 Complete items C3-a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
 Datum *NGVD83* Conversion/Comments _____

Elevation reference mark used *Y-200* Does the elevation reference mark used appear on the FIRM? Yes No

a) Top of bottom floor (including basement or enclosure)	<i>122.05</i> ft.(m)
b) Top of next higher floor	_____ ft.(m)
c) Bottom of lowest horizontal structural member (V zones only)	_____ ft.(m)
d) Attached garage (top of slab)	_____ ft.(m)
e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area)	_____ ft.(m)
f) Lowest adjacent (finished) grade (LAG)	<i>117.95</i> ft.(m)
g) Highest adjacent (finished) grade (HAG)	<i>122.12</i> ft.(m)
h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	<i>3+</i>
i) Total area of all permanent openings (flood vents) in C3.h _____ sq. in. (sq. cm)	



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME <i>Oran D. Abbott</i>	LICENSE NUMBER <i>1066</i>
TITLE <i>Professional Land Surveyor</i>	COMPANY NAME <i>Chase Jones & Assoc. (11544)</i>
ADDRESS <i>716 SE 11th Street</i>	CITY <i>Portland</i>
	STATE <i>OR</i>
SIGNATURE <i>Oran D. Abbott</i>	ZIP CODE <i>97214</i>
	TELEPHONE <i>503-228-9844</i>
	DATE <i>6-07-05</i>

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (including Apt, Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 19350 S.W. Boones Ferry Road			Policy Number
CITY Tualatin	STATE Or.	ZIP CODE 97062	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

Single story building sitting on pilings about 2 To 3 feet above ground. Three trap doors on the back side.

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number (Select the building diagram most similar to the building for which this certificate is being completed -- see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is ___ ft.(m) ___ in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is ___ ft.(m) ___ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is ___ ft.(m) ___ in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).
- E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?
 Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C, and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

Kenneth Zeidman, Property Manager

ADDRESS

772 NW Westover Square

CITY

Portland

STATE

OR

ZIP CODE

97210

SIGNATURE

By: *[Signature]*, Property Mngl

DATE

6/13/2005

TELEPHONE

(503) 697-3305

COMMENTS

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: ___ ft.(m) Datum: ___

G9. BFE or (in Zone AO) depth of flooding at the building site is: ___ ft.(m) Datum: ___

LOCAL OFFICIAL'S NAME TITLE

COMMUNITY NAME TELEPHONE

SIGNATURE DATE

COMMENTS

Check here if attachments

NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

<p style="text-align: center;">NOTICE</p> <p style="text-align: center;">NEIGHBORHOOD / DEVELOPER MEETING</p> <p style="text-align: center;">__/__/2010 __:__.m.</p> <p style="text-align: center;">SW _____</p> <p style="text-align: center;">503-____-____</p>	18"
24"	

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

As the applicant for the

Tualatin West Center - 19400 SW Boones Ferry Rd, Tualatin project, I

hereby certify that on this day, January 29, 2016 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: *Diana Egan*
(PLEASE PRINT)

Applicant's Signature: _____

Date: 02/10/2016

Sign In Form

February 16, 2016 Neighbourhood Developer Meeting – Tualatin West Center

	Name (Printed)	Address	Phone Number	Email
1	Rob Denvert	[REDACTED]	[REDACTED]	[REDACTED]
2	JIM HARTNER			
3	Melinda Anderson			
4				
5				
6				
7				
8				
9				
10				
11				
12				
13	NO Notes			
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

Letterhead (if available)

(Date)

See attached

(Name)

(Address)

(City, State Zip)

RE: (Project name, description, location)

Dear Property Owner:

You are cordially invited to attend a meeting on (this date) at (this time) and at (this location). This meeting shall be held to discuss a proposed project located at (address of property, cross streets). The proposal is to (describe proposal here).

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Regards,

(Your name)

(Company name)

(Contact phone number and email)

As the applicant for the Tualatin West Center - 19400 SW Boones Ferry Rd,
Tualatin, OR 97062
project, I hereby certify that on this day, January 29, 2016 notice of the
Neighborhood / Developer meeting was mailed in accordance with the requirements of the
Tualatin Development Code and the Community Development Department - Planning
Division.

Applicant's Name: West Center, LLC by Diana Ewart
(PLEASE PRINT)

Applicant's Signature: [Signature]

Date: 02/10/2016

AR-16-0004

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.

WEST CENTER, LLC

January 29, 2016

Neighborhood Developer Meeting Notice

RE: Tualatin West Center - 19400 SW Boones Ferry Road, Tualatin, OR 97062

Dear Property Owner:

You are cordially invited to attend a meeting:

**February 16, 2016 - 6:00 PM
19354 SW Boones Ferry Road
Tualatin, OR 97062**

This meeting shall be held to discuss a proposed project located at 19400 SW Boones Ferry Road, Tualatin, OR 97062 (corner of SW Boones Ferry Road and SW Warm Springs Road). The proposal is for building facade remodeling and landscaping upgrades.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Sincerely,

David Emami
West Center, LLC
503-557-3350
BarringtonManagement@comcast.net



Pre-Application Meeting Request

City of Tualatin Community Development Department
18880 SW Martinazzi Avenue, Tualatin, Oregon 97062
www.tualatinoregon.gov (503) 691-3026

Welcome and thank you for choosing to locate your project in the City of Tualatin.

* Please note a Scoping Meeting is required prior to a Pre-App Meeting.

Please complete this form and send it no later than 2 weeks before your intended meeting date to:

Lynette Sanford, Office Coordinator, fax (503) 692-0147 or e-mail lsanford@ci.tualatin.or.us.

If you have questions, Ms. Sanford's phone number is (503) 691-3026.

The Pre-Application Meeting fee of \$220 is due in full before the meeting can be booked.

1. Name of Project: TUALATIN WEST CENTER REMODEL

2. What type of development are you proposing? (Check all that apply)
 Industrial Commercial Residential Institutional Mixed-use

Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description of existing uses and structures in addition to what is proposed.

REMODEL EXTERIOR OF EXISTING COMMERCIAL BUILDING TO REFLECT CURRENT DESIGN/MARKETING CHARACTER; UPGRADE TOILETS TO COMPLY WITH A.D.A.; ADDRESS NON-CONFORMING SITE CONDITIONS TO EXTENT PRACTICAL & IN PROPORTION TO VALUE OF OTHER WORK. Window & Door replacement.

3. Where is the development/project site? Please provide addresses of all involved properties.

Address: 19400 SW BOONES FERRY ROAD
Planning District: CC Map #: 251 24 CB Tax Lot #: 02200
Total Acreage 1.68 (73124 SF)

4. What is the applicant's affiliation with the project? (Check all that apply)
 Broker Developer Property Owner Representative Other

If "Other", please explain:

ARCHITECT

5. What is the primary purpose of this pre-application meeting (What would you like to accomplish)? (Attach additional sheets if needed.)

REVIEW & RESOLVE LIMITATIONS ON UPGRADES PROPOSED TO NON-CONFORMING CONDITIONS RELATED TO SITE ACCESS & LANDSCAPING

6. Are you familiar with the development process in Washington or Clackamas County or Tualatin? (Check one)
 Yes No

If Yes, please identify an example project: BEAVERTON BLKS, BAKER ROCK RESOURCES

7. Provide preliminary site plans, concept drawings and other details for staff review prior to the meeting:

Yes, such is attached or will be provided concurrently through the pre-app coordinator. These plans must be further revised from what was presented during the Scoping meeting. Plans must include dimensions, a north arrow, all existing buildings, setbacks from property lines, and as much detail about the proposed project as can be provided. The drawing must be clear, legible and reproducible. All drawings are due prior to being booked.

8. Who, beside the Applicant, will be attending this Pre-Application Meeting? (Please list individual names and company or affiliation below. Attach an additional sheet if needed.) Please provide all possible attendees so an adequate size room can be booked.

Name: DAVID & DIANA EMAMI Company or Affiliation: PROPERTY OWNER
Email: _____ Address: 3380 BARRINGTON Phone: 503-969-1647
Name: _____ Company or Affiliation: WEST LINA
Email: _____ Address: _____ Phone: _____
Name: _____ Company or Affiliation: _____
Email: _____ Address: _____ Phone: _____

TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF:

Date Request Received: _____ Received by: _____
Project Name: _____
Case #: _____
Past Scoping Meeting Date: _____
Scheduled Pre-Application Meeting Date: _____

Lead Department: Planning Economic Development Engineering & Building
 Payment Received
Amount: _____
 Check
Receipt #: _____
Tracking #: _____

9. Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?

Yes No

10. Is the property under enforcement action? If yes, please attach a notice of the violation. **NO**

11. Please list the names of City, TVF&R, CWS, and County staff with whom you have already discussed this proposal:

THOSE PRESENT AT SCOPING MEETING



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

January 9, 2016

David Emami
West Center LLC.
3380 Barrington Drive
West Linn OR 97068

Re: Tualatin West Center – 19400 SW Boones Ferry Road, Tualatin
Waste & Recycling Enclosure

Dear David;

Thank you, for sending me the site plans for this enclosure in Tualatin.

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

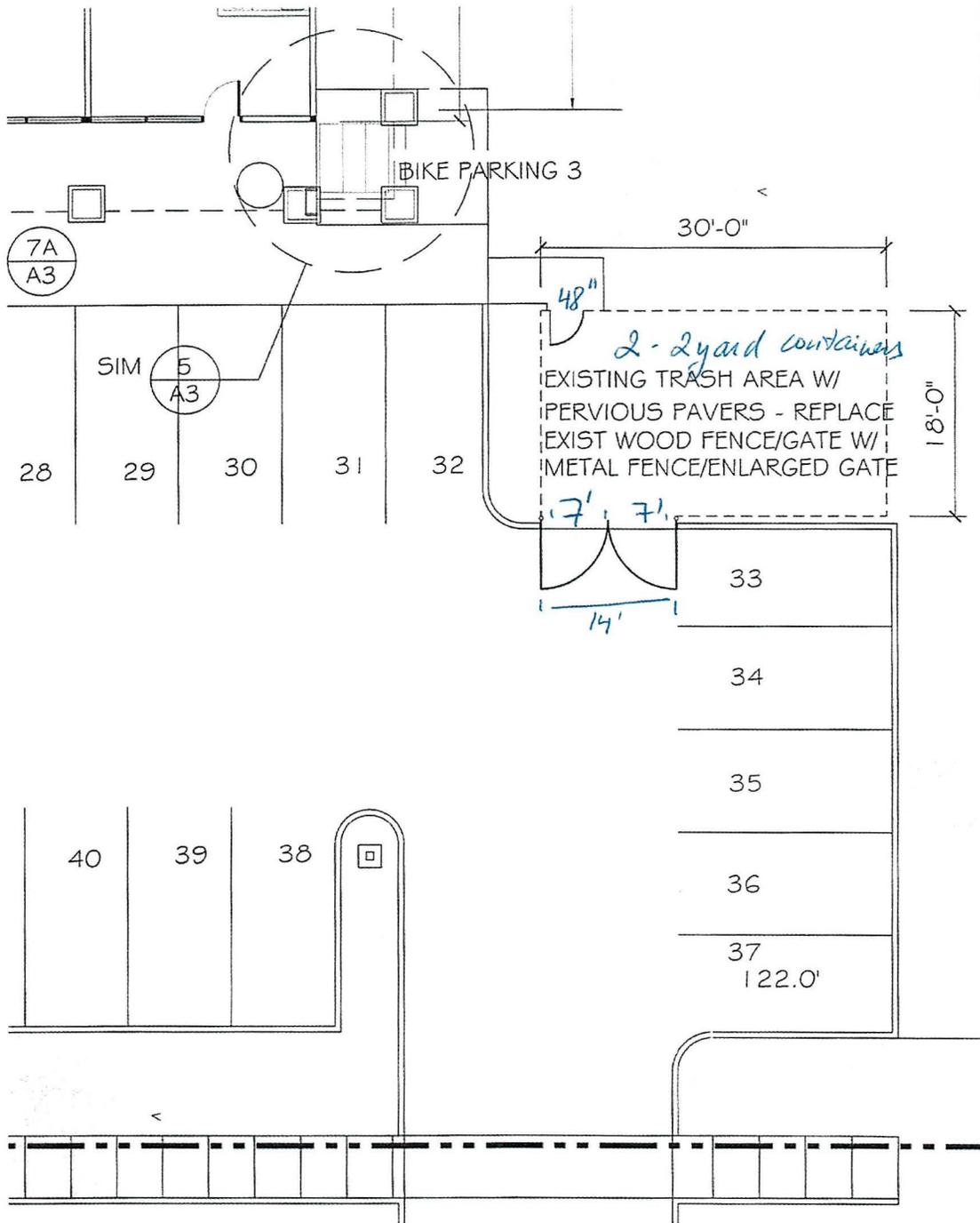
My drivers should be able to safely service the enclosure as designed. The dimensions 14 foot opening in front will work ok for our containers, which will have to be manually pulled out. Truck access also looks good. As we discussed please have the gates able to be secured in the open position about 120 degrees, and please post no parking in stall 33 on days of service.

Thanks David for your help and concerns for our services prior to this project being developed.

Sincerely,

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

Frank J. Lonergan
Operations Manager
Republic Services Inc.



Frank Lomera
2/24/16