



City of Tualatin

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July 3, 2017

NOTICE OF ARCHITECTURAL REVIEW BOARD DECISION

**** APPROVAL WITH CONDITIONS ****

Case #:	AR17-0002
Project:	Majestic Bldg 1
Location:	21401-21449 SW 115 th Avenue (Tax Lots: 2S1 27C 00100)
Applicant:	Majestic Realty Co. / Nemarnik Family Properties LLC
Project Contact:	Suzannah Stanley, Mackenzie, Portland, OR 503.224.9560

I. FINDINGS

- A. An application for Architectural Review (AR) was filed by Mackenzie on behalf of Majestic Realty Co. to build a 229,146 square foot industrial building on approximately 11.54 acres. The building consists of concrete tilt-up panels and will be 39 ft in height. The proposal includes 137 parking spaces and site landscaping.

The Architectural Review Board (ARB) conducted a noticed public hearing on June 28, 2017 in conformance with the laws of the State of Oregon and the City of Tualatin.

- B. One condition (AF-12) was revised at the June 28th Hearing to correct an administrative mistake. The ARB found with the staff recommended conditions of approval AF-1 through AF-19 in the June 21st Recommendation to the Architectural Review Board (Exhibit 1). The ARB finds the Board's findings, the findings in the staff report, the applicant's presentation, testimony at the public hearing, materials in the record, and discussion on the record support the approval of the AR17-0002 with the conditions of approval AF-1 through AF-19.

The ARB adopts the following findings in support of the revised conditions:

ARB Finding:

The Majestic building is an industrial development and that AF-12 shall be revised to include the landscape area standard for industrial development, as opposed to semi-public development.

Condition AF-12 has been corrected to the standards required by TDC 73.360(6)(a).

- AF-12 The applicant shall revise the appropriate sheets to illustrate landscape areas not less than five (5) feet in width on each side of the site access located off of SW 115th Avenue that extend for a distance of at least ~~twenty-five~~thirty (2530) feet from the property line and install to revised plans pursuant to TDC 73.360(6)(a).

Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503.691.3026 and allow as much lead time as possible.

II.ACTION

The ARB approved AR17-0002 and accepted staff recommended conditions AF-1 through AF-19 in the June 21, 2017 Recommendations to the Architectural Review Board (Exhibit 1). The ARB adopted the analysis and findings in the June 21, 2017 staff report and with the finding list above.

The Architectural Review Board Decision approves AR16-0002 subject to the following Architectural Review conditions:

CONDITIONS OF APPROVAL DOCUMENTATION:

AF-1 Prior to applying for building permits on the subject site, the applicant shall submit one revised paper plan set—24 x 36, a paper narrative, and electronically in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in two (2) weeks.

PRIOR TO APPLICATION FOR A BUILDING PERMIT:

AF-2 The applicant shall revise the appropriate sheets to illustrate a minimum parking and circulation area setback of ten (10) feet along the future SW 119th Avenue frontage and install to revised plans pursuant to TDC 61.060(5).

AF-3 The applicant shall revise the appropriate sheets to illustrate that an accessway is provided as a connection between the development's internal walkways and abutting major collector street upon which bike lanes are provided (SW 115th Avenue) and install to revised plans. Accessways shall be a minimum of eight (8) feet wide pursuant to TDC 73.160(1)(d).

AF-4 The applicant shall revise the appropriate sheets to illustrate a minimum storage area of 1,339 square feet is provided for mixed solid waste and recyclables and install to revised plans pursuant to TDC 73.227(2)(v). Alternatively, the applicant may provide evidence that identified tenants will generate unique waste that can easily be consolidated as reviewed and approved by Republic Services pursuant to TDC73.227(5)(c).

AF-5 The applicant shall revise the appropriate sheets to illustrate that conditions requested by Republic Services (Attachment 101, Exhibit F) have been met and install to revised plans pursuant to TDC 73.227(6)(vii).

AF-6 The applicant shall revise the appropriate sheets to illustrate a minimum five (5) foot-wide landscaped area located along the south and west building perimeters that are viewable by the general public from parking lots or the public right-of-way and install to revised plans pursuant to TDC 73.310(1).

AF-7 The applicant shall revise the appropriate sheets to include parking spaces that conform to TDC Figure 73-1 standards, most notably nine feet wide by eighteen-and-a-half feet deep (9 x 18.5) for parking spaces at a 90-degree angle along the southern and western building elevations and install to revised plans pursuant to TDC 73.380(1). The applicant may utilize the bumper overhang provision, if seven-and-a-half (7.5) feet of perimeter landscaping is provided.

AF-8 The applicant shall revise the appropriate sheets to illustrate deciduous trees are proposed at an average of not more than thirty (30) feet on center in the north and east perimeter landscape areas for off-street parking and vehicular circulation and install to revised plans pursuant to TDC 73.240(a)(i).

- AF-9 The applicant shall revise the appropriate sheets to identify and illustrate parking space elements (e.g., restrictive curb heights, parking bumpers, wheel stops, etc.) that will be included to ensure adjacent landscape areas along the western and southern elevation are not impacted by parked vehicles, and install to revised plans pursuant to TDC 73.380(9). Alternatively, the applicant may provide seven-and-a-half (7.5) feet of perimeter landscaping if the bumper overhang provision is utilized.
- AF-10 The applicant shall revise the appropriate sheets to quantify off-street parking lot landscape square footages pursuant to TDC 73.360(1).
- AF-11 The applicant shall revise the appropriate sheets to quantify parking lot shade trees required pursuant to TDC 73.360(3).
- AF-12 The applicant shall revise the appropriate sheets to illustrate landscape areas not less than five (5) feet in width on each side of the site access located off of SW 115th Avenue that extend for a distance of at least thirty (30) feet from the property line and install to revised plans pursuant to TDC 73.360(6)(a).
- AF-13 The applicant shall revise the appropriate sheets to include bicycle parking signage per MUTCD standards and install to revised plans pursuant to TDC 73.370(1)(u).
- AF-14 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the City of Tualatin Engineering Division.

PRIOR TO BUILDING PERMIT FINAL: *(reorganized at applicant's request)*

- AF-17 To ensure that the proposed development will not result in excess lighting and will continue to meet the lighting standards of TDC 73.160(3)(c), the applicant shall install lighting as shown in the photometric plan (Sheets LDE-1A and LDE-1B).
- AF-19 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- AF-15 Any retail commercial, retail service and professional service uses located in the Majestic building shall not be greater than 5,000 square feet in a single outlet, or not greater than 20,000 square feet for multiple outlets within the building, pursuant to TDC 61.021(3)(b).
- AF-16 The property owner or future tenants shall provide evidence that minimum off-street motor vehicle parking standards have been met based on the sum of the requirements of the uses proposed pursuant to TDC 73.370(1)(h) and 73.370(2)(a).
- AF-18 The applicant shall submit scaled elevations that illustrate future above-grade mechanical equipment, including rooftop units, screened by a parapet or other method as proposed by the applicant when submitting for a mechanical permit, pursuant to TDC 73.160(4)(a).

THE FOLLOWING CODE REQUIREMENTS APPLY TO THE SITE IN AN ON-GOING MANNER:

- The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- Accessways shall be constructed, owned and maintained by the property owner. TDC 73.160(1)(g)
- All landscaping approved through the AR process must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that

originally approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1)

- All building exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2)
- Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- The proposed development must comply with the noise standards of TDC 63.051(1).
- The proposed development must comply with all applicable policies and regulations set forth by the TDC.

PLEASE BE ADVISED (AS APPLICABLE):

- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

APPEAL

The applicant or any person who submitted written comments or testified orally or in writing at the Architectural Review Board hearing and who may be adversely affected by the Board's decision may file a request for review of the final decision of the Architectural Review Board to the City Council.

The Architectural Review Board's decision will be final after 14 calendar days from the mailing of this order (July 5, 2017), unless a written appeal is received by the **Community Development Department Planning Division at 18880 SW Martinazzi Avenue, Tualatin, Oregon, before 5:00 p.m., July 19, 2017.** **The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The plans and appeal forms are available at the Tualatin Library and at the Planning Division offices. The appeal forms must include reasons, a \$135.00 appeal fee and meet the requirements of Section 31.078 of the Tualatin Development Code. The City Council will review and make a decision. The parties will be notified of the Council meeting date.

ADOPTED THIS 3rd DAY OF JULY, 2017.

ARCHITECTURAL REVIEW BOARD

CITY OF TUALATIN

BY:



Jeff DeHaan, Chair
Architectural Review Board

encl: Exhibit 1: Recommendation and Staff Report to the Architectural Review Board



June 21, 2017

**STAFF REPORT
RECOMMENDATION TO THE ARCHITECTURAL REVIEW BOARD**

Case #: AR17-0002
Project: Majestic Bldg 1
Location: 21401-21449 SW 115th Avenue (West terminus 115th Avenue, south of Tualatin-Sherwood Rd)
Tax Map/Lots: 2S1 27C 00100
Applicant/Owner: Majestic Realty Co. / Nemarnik Family Properties LLC
Applicant/Rep.: Suzannah Stanley, Mackenzie, Portland, OR 503.224.9560

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I. INTRODUCTION

A. Project Description

Majestic Realty Co. proposes one speculative industrial building that is 39' in height and 229,146 SF in area to occupy approximately 46% of the site. This is inclusive of approximately 22,915 SF of office area within the building. Specific tenants are not yet determined. The proposal includes 137 motor vehicle parking spaces. Building, parking lot, and perimeter landscaping are provided and total approximately 79,514 SF or 15.8% of the site. New sewer and water connections will be provided from the existing facilities located in SW 115th Avenue. The site will be graded so that stormwater will be collected at catch basins tied to a stormwater quality and detention pond at the northeast corner of the site. No sewer or storm pumps are proposed. No frontage improvements are proposed other than the installation of street trees within the existing landscape strips in SW 115th Avenue.

The building design is cohesive and consists of tilt-up concrete panels anchored with prominent corner elements, including panel scoring that creates a geometric pattern, windows at the northeast and northwest office areas, and arcaded entryways. The loading dock areas are recessed into the north façade and screened with landscaping. Perimeter landscaping, parking lot landscape islands, and proposed site lighting will further enhance the visual appeal and security of the site.

B. Site Description

The site consists of one parcel that is approximately 11.54 acres (502,782 SF) in area and is currently vacant. Access is provided by an existing curb cut near the northeast corner of the site from SW 115th Avenue, which abuts the east side of the site. SW 115th Avenue is designated as a Major Collector by the City of Tualatin Transportation System Plan (TSP) and is fully improved to City of Tualatin Public Works standards. Right of way located to the south and west of the property is unimproved. SW Blake Street (south) is designated a future Minor Collector and SW 120th Avenue (west) is designated an Industrial Connector street.

There are no wetlands, greenways, or riverbanks located on-site, nor is the site located within any Natural Resources Protection Overlay District (NRPO) or floodplain. While portions of the site have been designated as significant forest (F32 per the City's Significant Natural Resources Map 72-3) in 1995, the site has been cleared and graded since that designation, and no trees remain.

C. Project Schedule

This application package addresses the applicable development standards for the proposed 229,146 SF industrial building. A scoping meeting for the project was held with the City of Tualatin on March 9, 2016, followed by a pre-application meeting on February 17, 2017. A neighborhood/developer meeting—as required by Tualatin Development Code (TDC) 31.063—was held on March 28, 2017, commencing at 5:30 PM at the Juanita Pohl Center, 8513 SW Tualatin Road, Tualatin, OR 97062. Meeting attendees included two members from the Majestic Realty project team and two representatives from the City of Tualatin. There were no members from the community in attendance.

Figure 1. Aerial Map of Subject Site and Area of Work



II. RECOMMENDED FINDINGS

The Planning Division findings in the following section are based on interpretive compliance with the Tualatin Development Code (TDC) and other applicable ordinances. All references are to sections in the TDC unless otherwise noted.

In the following section, planning staff comments, findings, and conditions of approval are in Italic font.

A. Previous Related Land Use Actions

The site was the subject of the following previous land use actions (excluding Minor Architectural Review):

- AR-08-08 Pacific Coast Fruit

B. Planning Districts and Adjacent Land Uses

The subject property is located in the in the General Manufacturing (MG) planning district; the purpose of this district is to provide areas of the City that are suitable for light industrial uses and also for a wide range of heavier manufacturing and processing activities. Warehousing and manufacturing are permitted uses, pursuant to TDC 61.020.

Adjacent planning districts and land uses are:

- North: General Manufacturing (MG)
- Ardent Mills, Western Precision Products, Cargill
- East: General Manufacturing (MG)
- McLane Foodservice
- South: Manufacturing Business Park* (MBP)
- Washington County, Tigard Sand & Gravel
- West: Manufacturing Business Park* (MBP)
- Washington County, Tigard Sand & Gravel

**Located in planning area, outside of city limits*

C. Planning District Uses

Section 61.020 General Manufacturing (MG) Permitted Uses

No building, structure or land shall be used in this district except for the following uses as restricted in TDC 61.021. *[non-applicable provisions omitted for brevity]...*

(1) All uses permitted by TDC 60.020 and 60.037 in the Light Manufacturing Planning District.

(8) Manufacture of the following types of products: [...]

60.020(34) Warehousing related to the above uses; and warehousing for merchandise or goods normally sold or owned in commercial or residential planning districts, but excluding direct retail sales to customers from such warehouse structure, and excluding the storage of hazardous materials.

60.020(18) Offices for executive, administrative, and professional uses related to the sale or service of industrial products.

Applicant Response: The project is a speculative industrial building, with warehousing and office space, both uses permitted outright in the MG zone. Although tenants are not yet determined, it is anticipated the proposed uses may include manufacturing uses as well, which are also permitted outright in the MG zone. This criterion is therefore met.

Staff concurs that warehousing with accessory office space are permitted outright in the General Manufacturing district. Staff notes that elsewhere in the narrative the applicant has identified a probable mix of 90 percent warehouse and 10 percent office; this mix was used to analyze compliance with use-specific code requirements such as parking. The MG planning district allows a wide range of warehousing, manufacturing, and accessory uses, and any proposed use will comply with permitted use standards prior to issuance of any Certificate of Occupancy by the City of Tualatin Building Division. Staff finds that this standard is met.

Section 61.021 Restrictions on Permitted Uses

The following restrictions shall apply to those uses listed as permitted uses in TDC 61.020:

(1) The use must be conducted wholly within a completely enclosed building, except off-street parking and loading, utility facilities, wireless communication facilities, outdoor storage of materials and products directly related to the permitted use and outdoor play areas of child day care centers as required by state day care certification standards.

Applicant Response: Although tenants are not yet determined, it is not anticipated that any activities will be conducted outside of the building, except for off-street parking and loading, utility facilities, wireless communication facilities, and outdoor storage of materials and products directly related to the permitted use. This criterion is therefore met.

(2) The retail sale of products manufactured, assembled, packaged or wholesaled on the site is allowed provided that the retail sale area, including the showroom area, shall be no greater than 5% of the gross floor area of the building not to exceed 1,500 square feet.

Applicant Response: The project is a speculative industrial building, with no retail space proposed. Although tenants are not yet determined, it is not anticipated that any of the tenants will engage in retail activities on-site. This criterion is therefore met.

(3) For other retail uses, excluding retail sales of products manufactured, assembled, packaged or wholesaled on the site, the following restrictions shall apply:

(a) Retail uses on land designated Employment Area or Corridor on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business.

Applicant Response: The site is not designated as an Employment Area or Corridor. This criterion is therefore not applicable.

(b) Retail commercial, retail service and professional service uses on land designated Industrial Area on Map 9-4 shall not be greater than 5,000 square feet of sales or service area in a single outlet, or not greater than 20,000 square feet of sales or service area for multiple outlets in a single building or in multiple buildings that are part of the same development project, with the following two exceptions, which shall not be subject to the size limitations stated in this subsection:

(i) Commercial uses within the Special Setbacks for Commercial Uses Area, shown on Map 9-5, and as specified in TDC 61.035, except 61.035(4)(b).

(ii) Development approved through the application of the Industrial Business Park Overlay District to certain properties, as specified in TDC Chapter 69.

(iii) Development approved through the application of standards for additional small-scale mixed uses in ML as specified in TDC 60.037-60.038.

Applicant Response: The project is a speculative industrial building, with no retail space proposed. Although tenants are not yet determined, retail tenants are not anticipated. This criterion is therefore met.

Staff notes that the subject site is designated Industrial Area on Map 9-4. The site is not located in the Special Setbacks for Commercial Uses Area or Industrial Business Park Overlay District. As tenants are not determined, staff recommends a Condition of Approval to meet the criterion.

Condition of Approval: Any retail commercial, retail service, and professional service uses located in the Majestic building shall not be greater than 5,000 square feet in a single outlet, or not greater than 20,000 square feet for multiple outlets within the building.

D. Lot Sizes

Section 61.050 Lot Size

Except for lots for public utility facilities, natural gas pumping stations and wireless communication facility which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply:

- (1) The minimum lot area shall be 20,000 square feet.
- (2) The minimum lot width shall be 100 feet.
- (3) The minimum average lot width at the building line shall be 100 feet.
- (4) The minimum lot width at the street shall be 100 feet.
- (5) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(8) to (12).
- (6) The minimum lot width at the street shall be 50 feet on a cul-de-sac street.

Applicant Response: Per the attached plans (see Sheet C2.1), the site consists of one lot that is 11.54 acres in area and 532' in width. The lot is not a flag lot, nor does the lot have street frontage on a cul-de-sac. These criteria are therefore met by the existing lot. No changes are proposed to lot size.

Staff notes that lot size standards (1)-(4) are met on sheet C2.1, dated May 11, 2017. Standards (5)-(6) do not apply to the site.

E. Setback Requirements

Section 61.060 Setback Requirements

(1) **Front yard.** The minimum setback is 30 feet. When the front yard is across the street from a residential or Manufacturing Park (MP) district, a front yard setback of 50 feet is required. When a fish and wildlife habitat area is placed in a Tract and dedicated to the City at the City's option, dedicated in a manner approved by the City to a non-profit conservation organization or is retained in private ownership by the developer, the minimum setback is 10 – 30 feet, as determined in the Architectural Review process, with the exception of front yards across the street from a residential or MP District, provided the buildings are located farther away from fish and wildlife habitat areas.

	MG Zone	Proposed
Minimum Building Setback		
Front Yard	30'	96' (east)
Side Yard	0-50'	155' (north), 56.5' (south)
Rear Yard	0-50'	56' (west)

Applicant Response: The proposed front setback is 96'. This criterion is therefore met.

Yard setbacks are defined in TDC 31.060.

Yard Setback, Front. An open space between side lot lines, and measured horizontally from the front lot line at right angles to the front lot line to the nearest point of the building.

Lot Line, Front. The lot line separating the lot from the street other than an alley.

Staff notes the front yard is located adjacent to SW 115th Street (east) and meets the requirement on sheet C2.1, dated May 11, 2017. The site is not located across from a residential or MP district, nor is a habitat area proposed. This requirement has been met.

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

Applicant Response: The proposed side setbacks are 155' (north) and 56' (south), which exceed the minimum requirements. Side yard setbacks are ultimately determined by the AR process. The proposed side yards meet the standards for parking lot setbacks. This criterion is therefore met.

Staff notes the southwest building corner is setback 56.5 ft from the south yard. Parking lot and landscaping standards may be incorporated into these setbacks. Side yard standards provide flexibility in design of landscaping and parking elements that are discussed in Section 73.

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

Applicant Response: The proposed rear setback is 56', which is consistent with minimum requirements. Rear yard setbacks are ultimately determined by the AR process. The proposed rear yard meets the standards for parking lot setbacks. This criterion is therefore met.

Sheet C2.1, dated May 11, 2017 illustrates a rear yard setback of 54.6 ft (west). Staff notes that parking lot and landscaping standards may be incorporated into the setback. Rear yard standards provide flexibility in design of landscaping and parking elements that are discussed in Section 73.

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

Applicant Response: The site is not a corner lot per the definitions of TDC 31.060 because it does not abut two intersecting streets (as the ROWs on the southern and western edges are not "streets" per the same section). This criterion is therefore not applicable.

Staff notes that future extensions of Blake Street (south) and SW 119th Avenue (west) are noted on Figure 1, Functional Classification and on Figure 4, Roadway Projects of the 2013 Tualatin Transportation System Plan. Regardless, sheet C2.1, dated May 11, 2017 demonstrates that a minimum setback of 30 ft will be maintained along the future right of ways, meeting the front yard setback requirement.

(5) The minimum parking and circulation area setback is 5 feet, except when a yard is adjacent to public streets or Residential or Manufacturing Park District, the minimum setback is 10 feet. No setback is required from lot lines within ingress and egress areas shared by abutting properties in accordance with TDC 73.400(2).

Applicant Response: As shown in the attached plans, the minimum proposed parking and circulation area setback is approximately 9-12' adjacent to other lots and the unimproved SW 119th Avenue and SW

Blake Street ROWs (not “streets”) and approximately 46’ adjacent to SW 115th Avenue. The site does not abut a Residential or Manufacturing Park District. This criterion is therefore met.

Staff notes that if SW 119th Avenue is improved, the minimum parking and circulation setback would not meet standards. Sheet C2.1, dated May 11, 2017 notes a 9.42 ft separation at the northwest access aisle. As stated previously, the SW 119th Avenue improvement is noted on Figure 1, Functional Classification and on Figure 4, Roadway Projects of the 2013 Tualatin Transportation System Plan. As street right-of-way is defined as publicly owned land devoted to the primary purpose of street and utility construction in Chapter 31 of the Tualatin Development Code, staff recommends a condition of approval to meet the standard 10 ft standard.

Condition of Approval: *The applicant shall revise the appropriate sheets to illustrate a minimum parking and circulation area setback of ten (10) feet along the future SW 119th Avenue frontage and install to revised plans pursuant to TDC 61.060(5).*

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

Applicant Response: The project does not include rail spur trackage. This criterion is therefore not applicable.

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

Applicant Response: The site does not abut a rail right-of-way or spur track. This criterion is therefore not applicable.

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

Applicant Response: The proposed security fencing enclosing the loading dock area is approximately 162’ from the nearest public ROW (SW 115th Avenue). This criterion is therefore met.

Staff notes that a fence is proposed 15 ft from SW 115th Avenue for the water quality facility as illustrated on sheet C2.1, dated May 11, 2017. This criterion has been met.

(9) Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider TDC 73.510, shall be a minimum of 5 feet, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet.

Applicant Response: The project does not include a wireless communication facility. This criterion is therefore not applicable.

F. Structure Height

Section 61.080 Structure Height

(1) Except as provided in TDC 61.080(2) - (4), no structure shall exceed a height of 60 feet and flagpoles which display the flag of the United States of America either alone or with the State of Oregon flag shall not exceed 100 feet above grade provided that the setbacks are not less than a distance equal to the flagpole height.

Applicant Response: The proposed building is 39’ in height. This criterion is therefore met.

Staff notes that the proposed building height of 39 feet is illustrated on Sheets A-2 and A-3.

(2) The maximum permitted structure height in TDC 61.080(1) may be increased to no more than 100 feet, provided that all yards adjacent to the structure are not less than a distance equal to the height of the structure.

Applicant Response: The proposed building is 39' in height. No height increases are requested. This criterion is therefore not applicable.

(3) Height Adjacent to a Residential District. Where a property line, street or alley separates MG land from land in a residential district, a building, flagpole or wireless communication support structure shall not be greater than 28 feet in height at the required 50 foot setback line. No building or structure, including flagpoles, shall extend above a plane beginning at 28 feet in height at the required 50 foot setback line and extending away from and above the setback line at a slope of 45 degrees, subject always to the maximum height limitation in TDC 61.080(1) and (2).

Applicant Response: The site is not adjacent to a residential district. This criterion is therefore not applicable.

(4) Wireless Communication Support Structure. The maximum structure height for a wireless communication support structure and antennas is 100 feet unless the wireless communication support structure and antennas are located within 300 feet of the centerline of I-5, in which case the maximum structure height is 120 feet.

Applicant Response: No wireless communication support structure is proposed. This criterion is therefore not applicable.

G. Development Review Approval

Section 73.050 Criteria and Standards

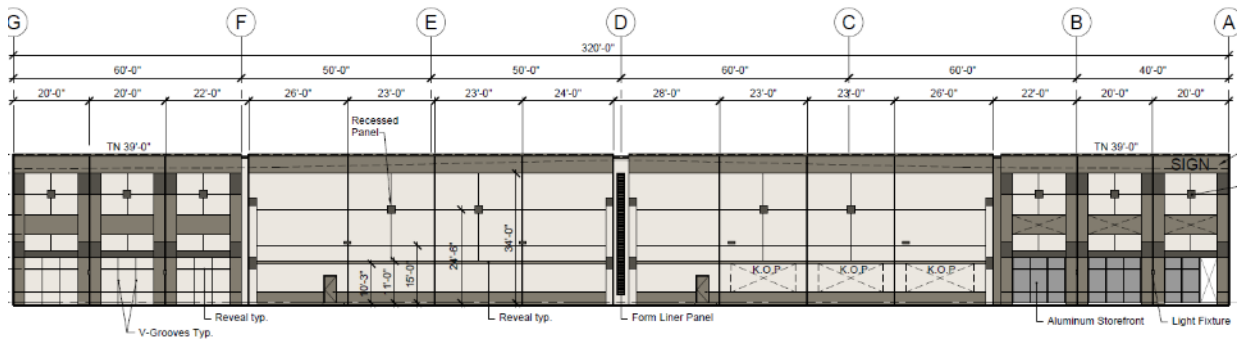
- (1) In exercising or performing his or her powers, duties, or functions, the Planning Director shall determine whether there is compliance with the following:**
- (a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with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

Applicant Response: The project is consistent with the site plan, architecture, landscaping, parking and graphic design, and other applicable standards per the analysis contained in this report and attached plans and is therefore also compatible with the existing industrial development to the north and east, which are all zoned MG and similarly developed. Additionally, the project is less intense and therefore compatible with the existing sand and gravel quarry to the south and west. The existing sand and gravel quarry properties are located outside of City of Tualatin limits, but are located within the City's Planning Area and anticipated to be zoned MBP Manufacturing Business Park in the future. As permitted uses in the MBP zone are similar to those permitted in the MG zone, and no standards in the TDC are established in the TDC for transitions between the MBP and MG zones, the project is compatible with

anticipated redevelopment of the sand and gravel quarry to the south and west. This criterion is therefore met.

With regard to Section 73.050(1)(a), staff's analysis of compliance with this ordinance is found in the sections of this report addressing specific standards. With regard to Section 73.050(1)(b) and (c), staff finds that these standards are met.

The proposed building is composed of tilt-up concrete panels and anchored with corner elements with geometric pattern. The corner elements at the northeast and northwest corners will also be arcaded and provide ground-floor windows around the entirety of the corner façades.



Staff notes that the proposal is similar to the property to the north:



And to the east:



- (2) In making his or her determination of compliance with the above requirements, the Planning Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.**

Applicant Response: This narrative addresses architectural features as well as utility facilities and public improvements. Mackenzie has worked closely with the City of Tualatin to plan utilities in a manner consistent with City code and beneficial for both the subject site and the surrounding area. This criterion is therefore met.

The plan set submitted by the applicant include utility facilities. Utility facilities and public utility facilities are addressed in the Public Facilities Review analysis of the City Engineer.

- (3) In determining compliance with the requirements set forth, the Planning Director shall consider the effect of his or her action on the availability and cost of needed housing...**

Applicant Response: The project does not include housing and is not located on residentially zoned land. This criterion is therefore not applicable.

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

Applicant Response: The project will make use of a previously graded site. There are no existing trees on the site (see existing conditions plan Sheet C1.0). There are no existing street trees along SW 115th Avenue. There are trees within the SW 119th Avenue ROW to the west; some of these must be removed to accommodate emergency vehicle access through the SW 119th Avenue ROW (see Sheet C2.1A). The removal of trees meets the criteria of TDC 34.230 as tree removal is necessary to accommodate the proposed speculative industrial building and associated parking, landscaping, and fire access road permitted outright, undergoing AR, and consistent with all applicable standards of TDC 34.230(1)(c). A tree cutting permit will be applied for. This criterion is therefore met.

Staff notes that trees removed in the right of way will be reviewed as part of a public works permit.

- (5) Conflicting Standards. In addition to the MUCOD requirements, the requirements in TDC Chapter 73 (Community Design Standards) and other applicable Chapters apply. If TDC Chapters 57, 73 and other applicable Chapters, conflict or are different, they shall be resolved in accordance with TDC 57.200(2).**

Applicant Response: The site is not within the MUCOD. This criterion is therefore not applicable.

The subject site is not within the Mixed Use Commercial Overlay District (MUCOD); therefore, staff finds that this standard does not apply.

H. Landscape and Building Maintenance

Section 73.100 Landscaping and Building Installation and Maintenance

- (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.**

A note has also been added to this decision to retain all trees identified on the landscape plan (sheets L2.0 through L2.5, dated May 11, 2017) unless approval is obtained through the Community Development Department to remove trees through a modification to the landscape plan.

- (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.**

A note has been added to this decision to meet the standard.

I. Site Planning

Section 73.160 Standards (Community Design)

(1) Pedestrian and Bicycle Circulation:

- (a) For commercial, public and semi-public uses:**

The proposal is for an industrial use; therefore, staff finds that this standard does not apply.

- (b) For Industrial Uses:**

- (i) a walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet wide and constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.**

Applicant Response: Per the attached plans (see Sheet C2.1), 5-6' wide concrete walkways and a marked crosswalk are provided between primary building entries and the sidewalk along the site's frontage of SW 115th Avenue, which was designed, approved, and constructed through the Koch Corporate Center development. Walkways are designed to be ADA-compliant. This criterion is therefore met.

Staff notes that walkways connect the building entrances on the north elevation to SW 115th Avenue.

- (ii) Walkways through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.**

Applicant Response: Per the attached plans (see Sheet C2.1), a 6' wide marked crosswalk will be provided where the route crosses drive aisles. This criterion is therefore met.

Staff notes two marked crosswalks on the Site Plan, located to the northwest and northeast corners of the building. This standard has been met.

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

Applicant Response: There is a bike lane on SW 115th Avenue. As shown on the attached plans (see Sheet C2.1), access for bikes will be available via the concrete ADA-compliant accessway at the northeast corner of the site. This criterion is therefore met.

Accessways are defined in TDC 31.060: A non-vehicular, paved pathway designed for pedestrian and bicycle use and providing convenient linkages between a development and adjacent residential and commercial properties and areas intended for public use such as schools, parks, and adjacent collector and arterial streets where transit stops or bike lanes are provided or designated. An accessway is not a sidewalk.

Staff notes that Figure 11-4: Bicycle and Pedestrian Plan illustrates SW 115th Avenue and the future SW Blake Street connection as roads with bike lanes. SW 115th is also designated a Major Collector Street on Figure 11-1. An accessway is required for the subject development.

(iv) Accessways may be gated for security purposes;

Applicant Response: Accessways are not proposed to be gated.

Staff notes that the proposed accessway is not gated on Sheet C2.1. This criterion is met.

(v) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.

Applicant Response: The site does not directly abut any existing or proposed park, bikeway, or greenway with a designated bike or pedestrian path. This criterion is therefore not applicable.

No recreation access routes are noted on the subject property within Figure 11-4: Bicycle and Pedestrian Plan; therefore, staff finds that this standard does not apply.

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

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

Staff notes that curb ramps are shown on sheet C2.1, dated May 11, 2017 with details shown on sheet C8.1, dated May 11, 2017, meeting the standard.

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

Applicant Response: No public accessways are required or proposed. As shown on the attached plans (see Sheet C2.1), there is a concrete ADA-compliant accessway at the northeast corner of the site. This criterion is therefore met.

As established in TDC 73.160(1)(iii) an accessway is required for the subject site. While a public accessway is not required, the private accessway is required to be a minimum of 8 feet wide to meet the criterion. Staff recommends a condition of approval to meet the standard.

Condition of Approval: The applicant shall revise the appropriate sheets to illustrate that an accessway is provided as a connection between the development's internal walkways and abutting major collector street upon which bike lanes are provided (SW 115th Avenue) and install to revised plans. Accessways shall be a minimum of eight (8) feet wide pursuant to TDC 73.160(1)(d).

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

Applicant Response: No accessways to undeveloped parcels or transit facilities are required or proposed. The site abuts ROW on the east, south, and west sides and existing industrial development to the north. No abutting transit facilities are proposed. This criterion is therefore not applicable.

Staff notes that the SW Blake Street extension is illustrated as a Road with Bike Lanes and Sidewalks on Figure 11-4: Bicycle and Pedestrian Plan. No internal walkways are proposed along the south elevation that abuts the future Blake Street frontage. This criterion is therefore not applicable.

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

Applicant Response: There are no greenways or wetlands on the site. This criterion is therefore not applicable.

Staff notes that there are no wetlands or greenways on the subject site as illustrated by Figure 72-1: Natural Resources Protection Overlay District (NRPO) and Greenway Locations.

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

Applicant Response: All accessways will be constructed, owned, and maintained by the applicant. This criterion is therefore met.

This requirement has been added as a note to the decision.

(2) Drive-up Uses

Applicant Response: The use proposed does not include a drive-up facility. These criteria are therefore not applicable.

(3) Safety and Security

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

Applicant Response: In order to create a safe environment, the proposed development includes exterior building lighting as well as parking lot lighting (see attached Sheet C2.1 and lighting cut sheets). Per the attached architectural plans (Sheets A-1 through A-2), windows located at the northeast and northwest office area corners and within the dock doors will permit building users to survey parking areas, drive aisles, loading dock area, and pedestrian walkways. This criterion is therefore met.

Staff notes that the photometric plan was included as sheet LDE-1A and 1B (dated April 11, 2017) and elevations as sheets A-2 and 3 (dated April 7, 2017). The proposed window placement and lighting meet the requirement.

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

Applicant Response: The east façade of the proposed speculative industrial building will be oriented to and the north façade visible from the SW 115th Avenue right-of-way. Although the site also abuts SW Blake Street and SW 119th Avenue ROWs, these ROWs offer no surveillance as they are unimproved, and no frontage improvements are proposed or expected in the near future. Windows on the east façade will be Solarcool glazing and windows will be provided on dock doors along the north façade, both visible from the sidewalk. In addition (see lighting plan sheet LDE-1B, dated April 11, 2017), site lighting

will illuminate the east façade and the parking area in between the building and right-of-way. This criterion is therefore met.

Sheets A-2 and 3 (dated April 7, 2017) illustrate that windows will be provided at the northeast entrance to enable surveillance from SW 115th Avenue to meet the requirement. Staff notes that the SW Blake Street right of way is elevated above the subject property on sheet C2.2 (dated May 11, 2017) which limits future surveillance opportunities for the south elevation beyond the applicant's control.

- (c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.**

Applicant Response: No fish or wildlife habitat areas exist on or near the site. As shown on the lighting plans (Sheets LDE-1A through LDE-1B), site lighting will be shielded and directed downward while adequately illuminating the site and allowing for surveillance from the public right-of-way. This criterion is therefore met.

Staff finds that this standard is met on sheets LDE-1A and 1B (dated April 11, 2017); however, a condition of approval is recommended to install the lighting and proposed.

Condition of Approval: To ensure that the proposed development will not result in excess lighting and will continue to meet the lighting standards of TDC 73.160(3)(c), the applicant shall install lighting as shown in the photometric plan (sheets LDE-1A and LDE-1B, dated April 11, 2017).

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

Applicant Response: Building and site signage will clearly identify tenant entrances for site visitors and emergency services. As shown in the attached architectural plans (see Sheets A-2 and A-3), building signage is provided at building entries at the northeast and northwest corner, the visible from SW 115th Avenue. This criterion is therefore met.

Staff notes that while the proposed elevations illustrate the locations for tenant signs, the locations for building addresses are not shown. All signage permits and approvals are handled separately and not as part of this review. Addressing for emergency purposes will be reviewed through the building permit process. Refer to comments from Tualatin Valley Fire & Rescue in Attachment 102.

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

Applicant Response: As shown in the attached landscape plans (Sheets L2.0 through L2.4), landscaping in the parking landscape islands will meet these standards. This criterion is therefore met.

Staff notes that General Landscape Notes #6 addresses this standard on sheet L2.0, dated May 11, 2017.

- (f) Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations shall provide a minimum 6' tall security fence or wall.**

Applicant Response: The proposed development does not include any of these elements. This criterion is therefore not applicable.

(4) Service, Delivery and Screening

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

Applicant Response: Per the attached plans, on-grade electrical equipment is proposed. The transformer shown on Sheet C2.1, Keynote 19, will be placed so that it is screened from the public view by landscaping and grade changes from adjacent public right-of-way (see Sheets C1.0, C2.2, and L2.4). This standard is met.

Staff notes that of Gulf Stream Heavenly Bamboo is the proposed landscape screening for the transformer as shown on sheet L2.5, dated May 11, 2017. Future roof top units are also subject to this standard through a condition of approval.

Condition of Approval: The applicant shall submit scaled elevations that illustrate future above-grade mechanical equipment, including rooftop units, screened by a parapet or other method as proposed by the applicant when submitting for a mechanical permit, pursuant to TDC 73.160(4)(a).

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

Applicant Response: The proposed development does not include any outdoor storage except trash and recycling enclosures. This criterion is therefore not applicable.

The proposed development does not include any of these elements at this time; thus, staff finds that this standard does not apply. However, if future tenants desire outdoor storage, such facilities must obtain Planning Division approval for appropriate screening mechanisms.

- (c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations shall be screened with sight-obscuring fences or walls and landscaping.**

Applicant Response: The proposed development does not include any of these elements. This criterion is therefore not applicable.

The proposed development does not include any of these elements at this time; thus, staff finds that this standard does not apply. However, should conditions change in the future and any of the above-referenced elements are necessary, the applicant shall submit revised plans for approval of appropriate screening mechanisms.

- (5) The Federal Americans with Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.**

Applicant Response: The site plan and building are generated with the knowledge that ADA and OSSC standards must be met during the building permit process. This criterion is therefore met.

Staff notes that the proposed development will include five (5) ADA parking spaces with ADA-compliant access. Staff also notes that ADA and OSSC standards must be met during the building permit process. Staff finds that this standard is met.

- (6) (a) All industrial, institutional, retail and office development on a transit street designated in TDC Chapter 11 (Figure 11-5) shall provide either a transit stop pad on-site, or an on-site or**

public sidewalk connection to a transit stop along the subject property's frontage on the transit street.

Applicant Response: The site does not abut a designated transit street. This standard is therefore met.

Staff notes that SW 115th Avenue is not a transit street on Figure 11-5. The nearest transit street is SW Tualatin-Sherwood Road, approximately 1,875 feet north of the project site. There are sidewalk improvements along both sides of SW 115th Avenue connecting to sidewalks along SW Tualatin-Sherwood Road.

Staff also notes that Tri-Met has recently implemented new commuter hour bus service (Bus Line 97) along SW Tualatin-Sherwood Road with scheduled bus stops at the SW 115th Avenue intersection (Stop ID 13831 and 13842).

- (b) In addition to (a) above, new retail, office and institutional uses abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5) shall:**

Applicant Response: The site is for industrial and does not abut a major transit stop shown. This standard therefore does not apply.

Staff concurs that this standard does not apply.

Section 61.075 Sound Barrier Construction.

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

Applicant Response: The site is not less than 450' from the nearest residence. This criterion is therefore not applicable.

Staff notes that the subject site is located approximately 1,447 feet from the nearest residential area, Hedges Park; therefore section 61.075 does not apply to the proposal.

J. Structure Design

Section 73.220 Standards

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

(1) Safety and Security

- (a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas without shining into public rights-of-way or fish and wildlife habitat areas.**

Applicant Response: No fish or wildlife habitat areas exist on or near the site. As shown on the lighting plans (sheets LDE-1A through LDE-1B), site lighting will be shielded and directed downward while adequately illuminating the site and allowing for surveillance from the public right-of-way. This criterion is therefore met.

Staff addressed this standard in TDC 73.160(3)(c).

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

Applicant Response: Building and site signage (through separate applications) will clearly identify tenant entrances for site visitors and emergency services. As shown in the attached architectural plans (see Sheets A-2 through A-4), building signage is provided at building entries at the northeast and northwest corner, the former clearly visible from SW 115th Avenue. This criterion is therefore met.

Staff addressed this standard in TDC 73.160(3)(d).

- (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.**

Applicant Response: As shown in the attached landscape plans (Sheets L2.0 through L2.4), landscaping in the parking landscape islands will meet these standards. This criterion is therefore met.

Staff addressed this standard in TDC 73.160(3)(e).

K. Environmental Regulations

Section 63.051 Noise.

- (1) **Except as otherwise provided in this section, all industrial development shall comply with the Oregon State Department of Environmental Quality standards relating to noise. From 9:00 p.m. to 7:00 a.m., a dBA reading from an industrial development, whether new or existing, shall not exceed an L-max of 60 dBA when measured from a noise sensitive property.**
- (2) **Method of measurement: sound or noise measurements procedures shall conform to the methods described in this section or to procedures approved by the Oregon Department of Environmental Quality.**
 - (a) **Measurements shall be made with a calibrated sound level meter in good operating condition, meeting the requirements of a Type I or Type II meter, as specified in ANSI Standards, Section 1.4 - 1971. For purposes of this section, a sound level meter shall contain at least an "A" weighting network, and both fast and slow response capability.**
 - (b) **Persons conducting sound level measurements shall have received training in the techniques of sound measurement and the operation of sound measuring instruments from the Department of Environmental Quality or other competent body prior to engaging in any enforcement activity.**
 - (c) **When sound measurements are made, they shall be made from a position no more than 25 feet away from the noise sensitive property.**

The applicant has not provided a response to this section.

Staff finds that these regulations are matters of zoning enforcement, and less matters to be reviewed as development standards. As such, as a condition of approval, the proposed development must comply with all applicable noise standards (see "The Following Code Requirements Apply to the Site in an On-Going Manner" section under "Conditions of Approval" above).

L. Mixed Solid Waste and Source Separated Recyclables Storage Areas

Section 73.227 Standards

The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum

standards; 2) waste assessment; 3) comprehensive recycling plan; or 4) franchised hauler review, as more fully described in subsections (2), (3), (4) and (5) of this section.

- (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.**

Applicant Response: The project is a new industrial development. These standards apply and are addressed below. The applicant chose to implement the franchise hauler review method to demonstrate compliance.

Staff finds that the applicant's interpretation and use of the Franchised Hauler Review Method does not satisfy the intent of the code as the proposed project and the subject site do not exhibit any of the conditions identified in TDC 73.227(5)(a) through (5)(c) that would warrant the Franchised Hauler Review Method as an acceptable means to determine compliance with TDC standards pertaining to mixed solid waste and source-separated recyclables storage areas (see further discussion below).

(2) Minimum Standards Method.

Staff has employed the minimum standards method below to determine compliance with code standards related to solid waste and recyclables storage areas as the information provided by the applicant is not sufficient to determine code compliance.

- (a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below is reviewed through the Architectural Review process.**
- (i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.**

Staff notes that while no tenants are proposed at this time, the applicant has identified a probable mix of 10 percent office and 90 percent warehouse within the proposed building. The minimum storage area required for the proposed developed is calculated below in Section 73.227(2)(a)(v).

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

All proposed uses will be located within one building, likely divided between two tenants. The site plan illustrates two trash/recycling enclosures- on the southwest and southeast corner of the project site. Staff finds that this standard is met.

- (iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans shall include drawings to illustrate the layout of the storage area and dimensions for containers.**

No stacked or vertical storage is proposed; therefore, staff finds that this standard does not apply.

- (iv) **Multi-family residential developments containing 5-10 units shall provide a minimum storage area of 50 square feet. Multi-family residential developments containing more than 10 units shall provide 50 square feet plus an additional 5 square feet per unit for each unit above 10.**

The proposed project does not include any multi-family residential development; therefore, staff finds that this standard does not apply.

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

Staff has calculated the minimum storage area required based on the probable mix of 10 percent office and 90 percent warehouse within the proposed building, yielding a minimum requirement of 1,339.1 square feet of storage area. As illustrated and described on the site plan (sheet C2.1, dated May 11, 2017), the proposed development will include two 186.6 square-foot trash and recycling enclosures. One located at the southeast and at the southwest corner of the project site, which is less than the minimum requirement. The applicant contends that the proposed uses will generate unique waste that can easily be consolidated as defined in TDC 73.227(5)(c); however tenants have not been identified and no narrative has been provided to provide evidence that 73.227(5)(c) is met. Staff recommends a condition of approval to meet the minimum trash storage area standards.

Condition of Approval: The applicant shall revise the appropriate sheets to illustrate a minimum storage area of 1,339 square feet is provided for mixed solid waste and recyclables and install to revised plans pursuant to TDC 73.227(2)(v). Alternatively, the applicant may provide evidence that identified tenants will generate unique waste that can easily be consolidated as reviewed and approved by Republic Services pursuant to TDC73.227(5)(c).

Table I-1. Trash Enclosure Requirements				
Use (within Building)	Use Percentage	Area (sf)	Applied Rate (sf)	Minimum Required (ft)
Office	10%	22,914.6	$([22,914.6 / 1,000] * 4)$	91.7
Warehouse	90%	206,231.4	$([19,846 / 1,000] * 6)$	1,237.4
General	N/A	N/A	N/A	10
Total Minimum Requirement				1,339.1
Proposed Trash and Recyclables Storage Area				373

(5) Franchised Hauler Review Method.

The franchised hauler review method provides for a coordinated review of the 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 describes 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:

- (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.**

Applicant Response: Although no tenants are selected, tenants are not anticipated to need the 1,339 SF required by the minimum standards method nor more than the approximately 373 SF of trash and recycling enclosure area proposed. The trash and recycling areas proposed is adequate without any specialized equipment or non-standard collection frequency and have been generally approved with conditions by Republic Services (see Exhibit F, letter from Frank Lonergan). This criterion is therefore met.

Staff finds that a letter from Republic Services regarding the proposed on-site trash and recycling enclosure is not sufficient analysis pertaining to standards to be addressed in TDC Section 73.227. There is no evidence that a particular tenant or use has been identified that will generate waste that is unique in that it can be stacked, folded, or easily consolidated without the need for specialized equipment. Further a letter of review from Republic Services is a submittal requirement for Architectural Review per TDC 31.071(1)(q). The letter submitted as Exhibit F (See Attachment 101) does not address a unique condition that would make any of the other three trash enclosure storage area methods impractical.

The Republic Services letter does however address the appropriate location and accessibility.

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.

Staff has recommended a condition of approval in TDC 73.227(2)(v) to ensure compliance with either the minimum storage method or franchised hauler review method.

(6) Location, Design and Access Standards for Storage Areas.

(a) Location Standards

- (i) To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.**

Applicant Response: Per the attached architectural site plan (see details on Sheet A1), the trash enclosure areas will include space for recyclables as well as trash. This criterion is therefore met.

Staff notes that sheet A1 is included as Exhibit F of the application materials, dated April 11, 2017. Staff observes that the space includes space for two receptacles.

- (ii) Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.**

Applicant Response: Per the attached architectural site plan (see details on Sheet A1), the trash enclosure areas will comply with Building and Fire Code requirements and will be constructed entirely of non-combustible materials. This criterion is therefore met.

Staff notes that Building and Fire Codes are administrated by others.

- (iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.**

Applicant Response: Per the attached plans and described above, two (2) trash enclosures are proposed to serve the building. These will all be located in exterior locations. This criterion is therefore met.

Staff finds that trash enclosures are located on the southeast and southwest corners of the site. This standard is met as shown on the Site Plan, sheet C2.1 (dated May 11, 2017).

- (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.**

Applicant Response: Per the attached plans (see Sheet C2.1), all trash enclosure areas are located outside of the minimum 30' setback from SW 115th Avenue. While the trash enclosures are located between the building and the SW Blake Street ROW to the south, SW Blake Street is not a "street" per the TDC and is unimproved and not accessible to motorized or non-motorized traffic, and frontage improvements are not required or proposed. This criterion is therefore met.

Staff notes that future extensions of Blake Street and SW 119th Avenue are noted on Figure 1, Functional Classification and on Figure 4, Roadway Projects of the 2013 Tualatin Transportation System Plan. The Blake Street ROW is also at a higher elevation than the project site. The proposed southeast storage area will be located at a grade approximately 25 ft below the future roadway elevation. The proposed southwest storage area will be located at a grade approximately 5 ft below the future roadway elevation. Staff finds that the storage areas are not located in yards directly adjacent to the future SW Blake Street extension and will not be readily visible from the future SW Blake Street extension.

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

Applicant Response: Per the attached plans (see Sheet C2.1 and Sheets LDE-1A through LDE-1B), all trash enclosures will be located in well-lit areas adjacent to doors. This criterion is therefore met.

Staff notes that while the proposed storage area is located in the southeast and southwest corner of the project site, it is visible from the active parking areas. This standard is met.

- (vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to TDC 73.227(6)(b)(iii).**

Applicant Response: Per the attached plans (see Sheet C2.1), trash enclosure areas bookend the parking area along the building's south façade. All required parking spaces will be provided per the analysis of consistency with Section 73.370 below in this narrative. These will be screened by sight-obscuring concrete tilt-up walls 6' in height and metal gates (in accordance with 73.227(6)(b)(iii), as addressed in that section of this narrative) and with landscaping on all sides that are not the metal gate or abutting the building. This criterion is therefore met.

Staff finds that the proposed storage area is located in the parking area and will be screened by concrete wall panels, a metal panel gate, and landscaping elements. This standard is met.

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

Applicant Response: Per the attached plans (see Sheet C2.1), all trash enclosure areas will be located in easily accessible locations along internal maneuvering areas. Use of these areas, which are more than

400' from the driveway entrance, at minimum and not opposite any parking space, will still facilitate on-site traffic movement by allowing vehicles to pass by, and no pedestrian paths cross these access areas. According to Republic Services standards, all trash enclosures sizes and locations generally meet their requirements, so trucks can maneuver easily. The final trash enclosure design will be revised per the conditions in Republic Services' approval letter (see Exhibit F) and provided to the Republic Services for final approval prior to AR approval. This criterion is therefore met.

Staff finds that the proposed storage area will not obstruct pedestrian or vehicle traffic movement. The location and accessibility aspects of the proposed stage area have been reviewed and conditioned by Republic Services, the trash hauler for the proposed development (see Attachment 101, Exhibit F of the application material dated April 11, 2017). Staff notes that the site plan has not been revised to meet Republic Services' conditions and recommends a condition of approval.

Condition of Approval: *The applicant shall revise the appropriate sheets to illustrate that conditions requested by Republic Services (Attachment 101, Exhibit F) have been met and install to revised plans pursuant to TDC 73.227(6)(a)(vii).*

(b) Design Standards

- (i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.**

Applicant Response: As shown on the attached plans, and discussed in this narrative, all trash enclosures meet the size requirements of the City and hauler, Republic Services. The proposed development will meet the franchise hauler review method for trash storage, as discussed in this narrative's response to Section 73.227(5). This criterion is therefore met.

Staff has conditioned the applicant to meet the minimum storage standards in AF- 5 and to accommodate proper container size in AF-6, in order to meet the standard.

- (ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.**

Applicant Response: Storage containers will be provided by Republic Services and will be standard trash and recyclable storage receptacles, made of and covered with waterproof metal and/or plastic. This criterion is therefore met.

Staff notes that Fire Codes are administrated by others.

- (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.**

Applicant Response: Per the attached plans, trash/recycling areas will be screened by sight-obscuring concrete tilt-up walls 6' in height and metal gates (in accordance with 73.227(6)(b)(iii), as addressed in that section of this narrative) and with landscaping on all sides that are not the metal gate or abutting the building. Gate openings will be 9'-3" wide, but have been generally approved with conditions by Republic Services (see Exhibit F, letter from Frank Lonergan). The project is not a multi-family, commercial, public, or semi-public development. This criterion is therefore met.

Staff notes that each gate opening is approximately 9.25 ft and will provide a minimum 18.5 feet opening to meet the standard. The applicant has been conditioned to comply standards requested by Republic Services in AF-6.

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

Applicant Response: The trash enclosures will have concrete slab bases. This criterion is therefore met.

Staff notes that concrete floors are illustrated for the trash storage areas on sheet C2.1 (dated May 11, 2017).

(v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.

Applicant Response: Storage containers will be provided by Republic Services and will be standard trash and recyclable storage receptacles, clearly labeled. This criterion is therefore met.

(c) Access Standards

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

Applicant Response: In accordance with Republic Services standards, trash enclosures will be revised so that gates open by up to 120 degrees. Gates can be latched when closed, but storage areas will be accessible to haulers and pedestrians through gates. This criterion is therefore met.

Staff has conditioned the applicant in AF-6 to meet the standard.

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

Applicant Response: Per the attached plans (see Sheet C2.1), the trash enclosure areas will be placed in the interior of the lot within maneuvering areas and will provide easy access and maneuverability for the solid waste hauler. According to Republic Services standards, all trash enclosures sizes and locations generally meet their requirements, so trucks can maneuver easily. The final trash enclosure design will be revised per the conditions in Republic Services' approval letter (see Exhibit F) and provided to the Republic Services for final approval prior to AR approval. This criterion is therefore met.

Staff finds that the accessibility requirements of trash enclosures have been previously addressed, most recently in 73.227(6)(a)(vii) above. As the proposed trash enclosures would not be covered, the minimum horizontal and vertical clearances do not apply.

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

Applicant Response: Per the attached plans (see Sheet C2.1), no use of the public street will be required for access to any of the trash enclosures, which are more than 400' from the driveway entrance. Adequate turning radius will be available for each. This criterion is therefore met.

Staff finds that this standard is met.

M. Landscaping

Section 73.240 Landscaping General Provisions

- (1) The following standards are minimum requirements.
- (3) The minimum area requirement for landscaping for uses in CO, CR, CC, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total land area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

Applicant Response: Per the attached plans (see Sheet C2.1), 77,762 SF out of 502,782 SF, or 15.5% of the site, will be landscaped. This criterion is therefore met.

Staff notes that the proposal is located in the MG planning district. Sheet C2.1 (dated May 11, 2017) states that 79,514 square feet or 15.8% of landscaping is proposed, which meets the standard.

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

The applicant did not provide a response to this standard. Staff notes that the overall landscape plan is illustrated on sheet L2.1 (dated May 11, 2017). A combination of groundcover, trees, and shrubs are proposed along SW 115th Avenue and the SW 119th Avenue right of way. The Blake Street right of way is located at a higher elevation than the project site, making the frontage yard difficult to landscape. The applicant is proposing creeping raspberry, which is a good groundcover for erosion control. Staff finds that this requirement has been met.

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

The applicant did not provide a response to this standard. Staff notes that the overall landscape plan is illustrated on sheet L2.1 (dated May 11, 2017). A combination of groundcover, trees, and shrubs are proposed along the northern yard that abuts a neighboring industrial development. This standard is met.

- (11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

Applicant Response: All landscaped areas will be covered with living plant materials, including trees, shrubs, and groundcover. Minimum 3" bark mulch or leaf matter will cover ground in the landscaped areas between plantings, suppressing weeds and retaining moisture. Soils will be amended, as described in the analysis for consistency with Sections 73.260 and 73.270 in this narrative below. This criterion is therefore met.

Staff finds that this standard is met per the notes included on the landscape plan (see sheet L2.0, dated May 11, 2017). Staff notes that the planting notes on sheet L2.0 call for a minimum depth of two inches of mulch material, not three.

(13) Landscape plans for required landscaped areas that include fences should carefully integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors.

Applicant Response: No fences abutting landscaped areas are proposed. This criterion is therefore not applicable.

While the subject site falls within Upland Wildlife Habitat Class B of Metro Title 13: Regionally Significant Fish and Wildlife Habitat, there is no Habitat Conservation Area value assigned. Fencing is proposed on the northern portion of the site as illustrated on sheet C2.1 (dated May 11, 2017), around the detention pond and to gate off the northern driveway. No fencing is proposed along the central to southern portions of the site. As the general vicinity is developed to the north and east, any habitat corridor would likely be located to the south and west. This standard has been met.

73.260 Tree and Plant Specifications

(1) The following specifications are minimum standards for trees and plants:

Applicant Response: As shown in the attached landscape plans (see Sheets L2.0 through L2.4), the project includes a variety of appropriate landscaping elements including deciduous trees, coniferous trees, evergreen and deciduous shrubs, and groundcovers. Sod lawn is proposed around the office areas and along SW 115th Avenue and will be weeded as needed. As described on the landscape plans, the proposed tree, shrub, and groundcover varieties will meet the dimensional standards and care described above. This criterion is therefore met.

- (a) Deciduous Trees. Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1-1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.**

Staff finds that this standard is met per the landscape details (see sheet L2.0, dated May 11, 2017). All proposed deciduous trees are specified as balled and burlapped and are 2-inches above DBH.

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

Staff finds that this standard is met per the landscape details (see sheet L2.0, dated May 11, 2017). All proposed coniferous trees are specified as balled and burlapped and are 6 to 8 feet.

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

Staff finds that this standard is met per the landscape details (see sheet L2.0, dated May 11, 2017). All proposed shrubs are 2 to 5 gallons in size.

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

Staff finds that this standard is met per the landscape details (see sheet L2.0, dated May 11, 2017). No English ivy is proposed.

- (e) Lawns. Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry. Lawns shall be 100 percent coverage and weed free.**

Staff finds that this standard is met per the landscape details (see sheet L2.0, dated May 11, 2017). Sunmark celebration sod mix is proposed.

- (2) Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).**

Applicant Response: Landscaping will be installed in accordance with the Sunset New Western Garden Book standards and has been designed by a professional landscape architect. This criterion is therefore met.

- (3) The following guidelines are suggested to ensure the longevity and continued vigor of plant materials:**
 - (a) Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.**
 - (b) Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.**

Applicant Response: Hardy, drought-resistant plants appropriate to the proposed development and region have been selected almost exclusively. The project contractor will test and amend the soil as needed. This criterion is therefore met.

Staff notes that the proposed plants are medium to low maintenance. Planting notes are included on sheet L2.0 (dated May 11, 2017), meeting the requirement.

- (4) All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.**

Applicant Response: All plant materials will be new and healthy. This criterion is therefore met.

Planting notes are included on sheet L2.0 (dated May 11, 2017).

- (5) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:**
 - (a) It will not interfere with designated pedestrian or vehicular access; and**
 - (b) It will not constitute a traffic hazard because of reduced visibility.**

Applicant Response: The selected plant materials are appropriate for the proposed development and climate and will not interfere with visibility or movement. In clear vision areas, no trees will exist within the 30" to 8' clear area (as shown on Sheet L2.2). Responsibility for maintenance of landscaping is accepted by the property owner. This criterion is therefore met.

Staff notes that a vision clearance triangle is shown on sheet L2.1. Staff finds that regulations with Sections 73.260(4) and 73.260(5) are matters of zoning enforcement, and less matters to be reviewed as development standards.

Section 73.280 Irrigation System Required

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

Applicant Response: Per the attached plans (see Sheets L2.0, Irrigation Note 1), the landscaped areas will be irrigated. An irrigation connection will be stubbed from the proposed 2.5" domestic water line and a double detector check valve installed for backflow prevention (see Sheet C2.3). This criterion is therefore met.

Staff finds that this standard is met on sheet L2.0 (dated May 11, 2017).

Section 73.290 Re-vegetation in Un-landscaped Areas

The purpose of this section is to ensure erosion protection, and in appropriate areas to encourage soil amendment, for those areas not included within the landscape percentage requirements so native plants will be established, and trees will not be lost.

Staff notes that there are no unlandscaped areas to account for as illustrated on the landscape plan, sheet L2.1 (dated May 11, 2017).

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

Applicant Response: The project will make use of a previously graded site. All areas not occupied by an impervious surface will be landscaped in addition to required landscape areas. This criterion is therefore met.

Staff finds that this standard is met. As shown on the landscape plan (see sheet L2.1, dated May 11, 2017), there are no areas on the project site that are not occupied by landscaping, structures, pavement, or other improvements.

(2) Plant materials shall be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.

Applicant Response: With the exception of hardy, drought-resistant plants, plant materials will be irrigated to ensure survival and growth for a minimum of two (2) growing seasons. This criterion is therefore met.

Staff finds that these regulations are matters of zoning enforcement, and less matters to be reviewed as development standards. Therefore, staff's findings regarding the proposal in review are mute as to compliance with Section 73.290(2).

(3) The use of native plant materials is encouraged to reduce irrigation and maintenance demands.

Applicant Response: Hardy, drought-resistant plants are proposed almost exclusively per the landscape plans. These species are either native or adapted to the climate of the area. This criterion is therefore met.

Staff finds that this native plant standard is met per the landscape plan (see sheets L2.0-L2.1, dated May 11, 2017).

(4) Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

Applicant Response: Soils will be amended, as described in this analysis, for consistency with Sections 73.260 and 73.270 in this narrative above. This criterion is therefore met.

Staff notes that an erosion and sediment control plan (see sheets EC1.0-EC4.0, dated May 11, 2017) are included in this application. Soil amendment is described on sheet L8.1 (dated May 11, 2017), meeting the requirement.

Section 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses

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

Applicant Response: As shown on the attached plans (see Sheet C2.1), a minimum 5'-wide landscaped area will be constructed along the east façade and parking areas to the east and north, the building perimeter visible to the general public along SW 115th Avenue. Other building façades will not be viewable by the general public, only by building employees and services.

While the Tualatin Development Code does not provide a definition of “general public,” the Cambridge Dictionary defines the term as “ordinary people, especially all the people who are not members of a particular organization or who do not have any special type of knowledge.” The Macmillan Dictionary defines it as, “ordinary people in society, rather than people who are considered to be important or who belong to a particular group.”

Users of the parking areas on the south and west façades of the building will be primarily employees and service providers (both members of particular groups—employees and other hired, invited individuals/companies). Due to the grade change of at least 16' from the SW 115th right-of-way, as well as the large landscape island at the southeast corner of the building, the southern façade will not be visible from the street where the “general public” (not users of the site) will be. The western façade is completely concealed from all developed rights-of-way.

The applicant maintains that these façades are not “viewable by the general public” and thus not subject to standard 73.310 (1). However, in order to soften the façades to private users of the site, a minimum 2.5'-wide landscape area will be provided along the entirety of the south and west façades, within the length of the parking stalls (provided as parking overhangs in lieu of curb stops, as allowed by Figure 73-1). Additional landscape features on these façades include regularly spaced parking islands of 9-20' in width (most are 15-16.5' wide), far in excess of the minimum 5' island width requirement. More foundation landscaping cannot be provided without additional excavation into the bedrock along on the southern edge of the side; this is not practical or required in order to meet the intent of the foundation or any other landscaping requirements.

Staff notes that the Merriam-Webster dictionary defines “general public” as “all the people of an area, country, etc.” Black’s Law Dictionary defines “public” as “pertaining to a state, nation, or whole community” and “general” as “less, though still a large, portion of the community.” Staff finds that employees, service providers, and other invited parties are a part of the general public, and therefore the building perimeter landscape standards apply to the east, south, and west elevations which are viewable from the parking lots and public right of way. The east elevation is viewable from SW 115th Avenue and the parking lot. The south elevation is viewable from the parking lot and located adjacent to dedicated right-of-way for SW Blake Street. The parking and landscape perimeter along this elevation are located at a lower grade than the right of way. The west elevation is viewable from the parking lot and located adjacent to dedicated right-of-way for 120th Avenue. The north elevation houses the building’s loading

area and main entrances. Staff recommends a condition of approval to meet the building perimeter landscape standard.

The applicant also addresses Figure 73-1 in their finding. As shown in TDC Figure 73-1, parking stalls at a 90-degree angle are required to be 9 feet wide by 18.5 feet deep. Staff notes that TDC standards allow 2.5 feet of overhang—thereby allowing 16-foot-deep parking spaces—in cases where the overhang does not impact the effective widths of required landscaping or pedestrian amenities; as the proposed landscaped area bordering the parking area is below the minimum 5 foot width, shorter depth parking spaces do not comply with these standards. This particular standard is discussed in TDC 73.380(1).

Condition of Approval: The applicant shall revise the appropriate sheets to illustrate a minimum five (5) foot-wide landscaped area located along the south and west building perimeters which are viewable by the general public from parking lots or the public right-of-way and install to revised plans pursuant to TDC 73.310(1).

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

Applicant Response: The provided walkways will be exclusively for pedestrian use, and will contain amenities such as shade trees. This criterion is noted.

Staff notes the applicant has chosen not to use this option.

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

Applicant Response: As shown on the attached plans, all areas not identified above are proposed to be landscaped with a variety of materials. This criterion is therefore met.

Staff finds that the standard has been met per the landscape plan (see sheet L2.1, dated May 11, 2017).

Section 73.340 Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District.

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

Applicant Response: Per the attached landscape plans (see Sheets L2.0 through L2.4), landscaping at the ends of drive aisles and at driveway entrances will meet these standards. No trees will be planted in the vision clearance area, and shrub species in vision clearance areas at the end of drive aisles and driveway entrances will be no higher than 30". This criterion is therefore met.

Staff notes that vision clearance triangles are shown on sheet L2.1 (dated May 11, 2017) *Adagio Maidenhair Grass* is proposed in this area, which can grow to a height of 5 feet; however, with proper pruning, the proposed shrub will meet the requirement.

- (2) Perimeter site landscaping of at least 5 feet in width shall be provided in all off-street parking and vehicular circulation areas (including loading areas). For conditional uses in multifamily residential planning districts the landscape width shall be at least 10 feet except for uses allowed by TDC 40.030(3), 40.030(5)(j), 40.030(5)(m), 40.030(5)(n) and 41.030(2).**

Applicant Response: Per the attached plans (see Sheet C2.1), perimeter landscape areas 5-46' in width will be provided around all parking, circulation, and loading areas. This criterion is therefore met.

Staff notes that the width standard is not met along the southern and western parking areas that abut the building perimeter, where 2.5 feet of landscaping is proposed along the shared building/off-street parking perimeter as shown on sheet C2.1 (dated May 11, 2017). The perimeter site landscaping figures provided by the applicant correspond to vehicular circulation areas and are illustrated as described above. The applicant has been conditioned in AF-7 to meet the 5-foot standard along the west and south building elevation that is shared with off-street parking.

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

Applicant Response: Per the attached landscape plans, landscape areas will contain a mix of all of the above plantings. Deciduous trees will be planted in every landscape island and planted 30' on-center for parking and vehicular circulation perimeter landscaping. Trees will also meet the requirements Section 73.360(7), as analyzed in this narrative below. Shrubs (of a variety that will reach a mature height of 30" or more in three years) and ground cover will be spaced appropriately to achieve at least 90% coverage within three years. Plantings will include a mixture of native and drought-tolerant appropriate plants to achieve biodiversity and longevity. This criterion is therefore met.

Regarding standard (i), staff notes that deciduous trees are proposed 60 feet on center along the northern and eastern vehicular circulation landscape areas. No deciduous trees are proposed in the southern vehicular circulation landscape area. Trees along the western vehicular circulation area meet the standard. Off-street parking landscape areas are also required along the eastern, southern, and western building elevations. The applicant is proposing trees in landscape islands that vary in distance from 60 to 190 ft. Staff recommends a condition of approval to meet standard (i).

Staff finds the plant schedule proposal on sheet L2.0 (dated May 11, 2017) meets the standards of (ii)-(iv). Regulations regarding vegetative longevity are matters of zoning enforcement, and less matters to be reviewed as development standards.

Condition of Approval: *The applicant shall revise the appropriate sheets to illustrate deciduous trees are proposed at an average of not more than thirty (30) feet on center in the north and east perimeter landscape areas for off-street parking and vehicular circulation and install to revised plans pursuant to TDC 73.240(a)(i).*

- (b) Where off-street parking areas on separate lots are adjacent to one another and are connected by vehicular access, the landscaped strips required in subsection (2) of this section are not required.**

Applicant Response: The proposed off-street parking does not abut parking on any adjacent lots. This criterion is therefore not applicable.

Section 73.360 Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses.

- (1) A minimum of 25 square feet per parking stall 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 that will completely cover the island area within 3 years. 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.**

Applicant Response: As shown on the attached plans (see Sheet C2.1), 137 parking spaces are proposed. Therefore, 3,425 SF of landscape island areas are required. This standard is met through the standard 18'-long landscape islands located every eight or fewer parking spaces, as well as through the landscaped areas at the ends of parking bays. Across the entire site, 5,344 SF of parking landscape island will be provided in the parking lot. This criterion is therefore met.

Staff notes that a matrix or table that breaks down landscape area is not provided on sheet C2.1 or L2.0-2.1 (dated May 11, 2017). Staff recommends a condition of approval to provide evidence that this standard has been met.

Additionally staff finds that regulations regarding vegetative longevity are matters of zoning enforcement, and less matters to be reviewed as development standards.

Conditions of Approval: *The applicant shall revise the appropriate sheets to quantify off-street parking lot landscape square footages pursuant to TDC 73.360(1).*

- (2) Landscaped island areas with deciduous parking lot shade trees shall be a minimum of 5 feet in width (from inside of curb to curb).**

Applicant Response: As shown in the attached plans, all areas considered toward the parking landscape island area are at least 5' in width and are protected by curbs. All provide ample room for the proposed trees and plantings. As shown in the attached landscape plans (see Sheets L2.0 through L2.4), all landscape island areas will be covered with trees and shrubs. This criterion is therefore met.

Staff finds that landscape area widths are proposed at 9 ft to 22 ft and meet the standard per the site plan, sheet C2.1 (dated May 11, 2017).

- (3) A minimum of one deciduous shade tree shall be provided for every four (4) parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees 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). Parking lot shade tree requirements shall not apply to parking structures and underground parking.**

Applicant Response: For the one hundred thirty-seven (137) parking spaces proposed, thirty-four (34) deciduous shade trees are required. As shown on the landscape plan, thirty-four (34) deciduous trees, not part of the required parking lot perimeter landscaping, will be planted within the parking area. This criterion is therefore met.

Staff notes that required parking lot shade trees are not labeled or called out on sheet L2.1 (dated May 11, 2017). Staff counts 33 trees located around the off-street parking areas. Staff recommends a condition of approval to provide evidence that this standard has been met.

Conditions of Approval: The applicant shall revise the appropriate sheets to quantify parking lot shade trees required pursuant to TDC 73.360(3).

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

Applicant Response: As shown on the attached plans, typical landscape islands are proposed spaced every eight (8) or fewer parking spaces, as well as through landscaped areas at the ends of parking bays. Landscape islands at the end of parking are curved around the corner to emphasize vehicular turning radii. This criterion is therefore met.

Staff finds that this standard is met per the site plan (see sheet C2.1, dated May 11, 2017).

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

Applicant Response: Shrubs and ground cover will be spaced appropriately to achieve at least 90% coverage within three (3) years. This criterion is therefore met.

Staff finds that these regulations are matters of zoning enforcement, and less matters to be reviewed as development standards. Therefore, staff's findings regarding the proposal in review are mute as to compliance with Section 73.360(5).

- (6) (a) Except as in (b) below, site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or more parking spaces and extend 30 feet back from the property line for industrial development, except for parking structures and underground parking which shall be determined through the Architectural Review process.**

Applicant Response: Per the attached landscape plans (see Sheet L2.2) the site entrance driveway will be defined by landscape areas on both sides (north and south) for approximately 50'. This criterion is therefore met.

Staff finds that adequate landscaping is provided south of the site access as shown on the site plan, sheet C2.1 (dated May 11, 2017). A 5-foot wide landscape strip is proposed north of the site access for a distance of approximately 8 feet, before the accessway aligns to abut the access drive. Staff recommends a condition of approval to ensure the standard is met on both sides of the site access.

Condition of Approval: The applicant shall revise the appropriate sheets to illustrate landscape areas not less than 5 feet in width on each side of the site access located off of SW 115th Avenue that extend for a distance of at least 30 feet from the property line and install to revised plans pursuant to TDC 73.360(6)(a).

- (b) In the Central Design District where driveway access is on local streets, not collectors or arterials, and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 5 feet back from the property line, except for parking structures and underground parking which shall be determined through the Architectural Review process.**

Applicant Response: The site is not located in the Central Design District. This criterion is therefore not applicable.

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

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

Applicant Response: Per the attached landscape plans (see Sheets L2.0 through L2.4), the proposed raywood ash trees (*Fraxinus oxycarpa* ‘Raywood’) have been selected as the maximum mature height is 45’, foliage is moderate dense for shade, and because the trees are drought resistant, do not bear fruit, and are known to be low-maintenance trees that can thrive in an urban environment. This criterion is therefore met.

Staff notes that Raywood ash trees are proposed in the parking lot islands. Monrovia.com states that this tree species has a vigorous growth rate and can reach a height of 60 to 70 ft tall. Additional trees are proposed as noted on the plan schedule found on sheet L2.0 (dated May 11, 2017), which fit the criteria.

Section 73.410 Street Tree Plan

A person who desires to plant a street tree shall comply with TDC 74.765, which comprises the street tree plan.

Staff notes that street trees and other features of the public right-of-way are reviewed by City of Tualatin Engineering and Parks Maintenance Divisions. The applicant is proposing Greenspire Little Leaf Linden along SW 115th Avenue on sheet L2.1 (dated May 11, 2017).

N. Tree Removal and Preservation

Section 34.230 Tree Removal Criteria

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

Staff notes that tree removal is not included in the proposal. This criterion does not apply.

Section 73.250 Tree Preservation

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

Applicant Response: No plant materials are proposed to be retained on the site. The project will make use of a previously graded site. There are no existing trees on the site (see existing conditions plan Sheet C1.0). There are trees within the SW 119th Avenue ROW to the west; some of these will be retained and some must be removed to accommodate emergency vehicle access through the SW 119th Avenue ROW. These are shown on Sheet C2.1A and Sheet L2.1. This criterion is therefore not applicable to on-site development.

Staff notes that there are no existing trees located on-site to retain.

O. Grading

Section 73.270 Grading

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

Applicant Response: Topsoil will be stockpiled during excavation to be used for backfill of landscape areas. Additionally, amendments will be added to the topsoil at that time. This criterion is therefore met.

Staff finds the standards of 73.270(1) through 73.270(4) are met per the notes on the grading and erosion control plans (see sheets C2.2 and EC1.0-EC4.0, dated May 11, 2017).

- (2) All planting areas shall be graded to provide positive drainage.**

Applicant Response: Per the attached grading plan (see Sheet C2.2), the proposed development is designed to provide positive drainage to the storm conveyance system or the LIDA basins. Planting areas will be graded consistently with the rest of the lots. This standard is met.

- (3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.**

Applicant Response: All soil, plant, and mulching materials will be contained in landscape areas and surrounded by curbing, and will not cross roadways or walkways. Water on the proposed development's impervious areas will drain directly to storm drains (see Sheet C2.2.). This standard is met.

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

Applicant Response: As shown on the attached grading plans (see Sheet C2.2), drainage on impervious surfaces will be directed to proposed storm drain systems. Catch basins have been placed to minimize overland flow in areas of designated walkways. This criterion is therefore met.

Section 70.050 Basis for Establishing the Areas of Special Flood Hazard.

Staff finds that the subject site is not located within the boundaries of a special flood hazard area. This Section does not apply to the proposal.

Section 72.020 Location of Greenways and Natural Areas.

- (1) The designated significant natural resources are the Greenways and Natural Areas on Map 72-1, which shows the general location of the NRPO District. The general locations of Other [n] Natural Areas are shown on the Recreation Resources Map (Figure 3-4) of the Parks and Recreation Master Plan.**

Staff notes that no Greenways or Natural Areas are located on the subject site as illustrated on Map 72-1. Conifer forest land is noted on Figure 3-4; however this site has been graded and the designation no longer applies to the current site condition. This Section does not apply to the proposal.

P. Off-Street Parking and Loading

Section 73.370 Off-Street Parking and Loading

- (1) General Provisions.**

- (a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between guidelines or objectives in TDC Chapter 73, the proposal shall provide a balance.
- (b) At the time of enlargement of an existing multi-family residential, commercial, institutional or industrial structure or use, TDC 73.370 shall apply to the existing and enlarged structure or use.
- (c) Except where otherwise specified, the floor area measured shall be the gross floor area of the building primary to the function of the particular use of the property other than space devoted to off-street parking or loading.
- (d) Where employees are specified, the term shall apply to all persons, including proprietors, working on the premises during the peak shift.
- (e) Calculations to determine the number of required parking spaces and loading berths shall be rounded to the nearest whole number.
- (f) If the use of a property changes, thereby increasing off-street parking or loading requirements, the increased parking/loading area shall be provided prior to commencement of the new use.
- (g) Parking and loading requirements for structures not specifically listed herein shall be determined by the Community Development Director, based upon requirements of comparable uses listed.
- (h) When several uses occupy a single structure, the total requirements for off-street parking may be the sum of the requirements of the several uses computed separately or be computed in accordance with TDC 73.370(1)(m), Joint Use Parking.
- (i) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces may be located on a separate parcel, provided the parcel is not greater than five hundred (500) feet from the entrance to the building to be served, measured along the shortest pedestrian route to the building. The applicant must prove that the parking located on another parcel is functionally located and that there is safe vehicular and pedestrian access to and from the site. The parcel upon which parking facilities are located shall be in the same ownership as the structure.
- (j) Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business.

Staff finds the standards of 73.370(1)(a) through 73.370(1)(j) are met as shown on the site plan (see sheet C2.1, dated May 11, 2017). Provisions of (f) and (m) may change as tenants are speculative at this time. Parking findings are based off a mixed-use proposal of 90% warehouse and 10% office. Staff notes that if the mix of uses change to include manufacturing or other uses, parking requirements will be reevaluated.

- (k) Institution of on-street parking, where none is previously provided, shall not be done solely for the purpose of relieving crowded parking lots in commercial or industrial planning districts.

Staff notes that no parking is allowed on SW 115th Avenue. Parking congestion is observed nearby on SW Iteel Street. Staff finds that regulation of Section 73.370(k) is a matter of zoning enforcement and less a matter to be reviewed as development standards.

- (l) Parking facilities may be shared by users on adjacent parcels if the following standards are met:**

Staff notes that the proposal does not include shared parking with adjacent parcels. This criterion is not applicable.

- (m) Joint Use Parking**

Staff notes that two entrances are proposed for the development and the number of tenants is unclear at this time. The applicant has been silent on Joint Use Parking criteria. Staff finds that provisions to secure a joint use parking agreement are not part of the project proposal and have not been reviewed or granted through this ARB review.

- (n) Bicycle parking facilities shall include long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms (indoor or outdoor) in which the bicycle is stored and short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels. The Community Development Director, their designee, or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Section 73.370.**

Staff notes that the applicant has proposed 16 exterior, short-term bike parking spaces and 16 interior, long-term bike parking spaces as noted on sheet C2.1 (dated May 11, 2017). This standard has been met.

- (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.**

Staff finds the standard is met as shown on the site plan, sheet C2.1 and detail on C8.1 (dated May 11, 2017).

- (p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**

Staff finds the standard is met as shown on the site plan sheet C2.1 (dated May 11, 2017). Approximately 6-8 ft of maneuvering area is provided. This area is to be constructed of concrete.

- (q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**

Staff finds the standard is met as shown on the site plan sheet C2.1. Approximately 6-8 ft of access area is provided. This area is to be constructed of concrete.

- (r) Required bicycle parking shall be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, shall be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas.**

Staff notes that short-term bike parking is proposed at the building entrances to the east and west with lighting as shown on sheets LDE-1A and 1B (dated April 11, 2017).

- (s) Long-term bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.**

The applicant notes that 16 interior bike parking spaces are proposed on sheet C2.1 (dated May 11, 2017).

- (t) Bicycle parking may be provided within the public right-of-way in the Core Area Parking District subject to approval of the City Engineer and provided it meets the other requirements for bicycle parking.**

Staff notes that no bike parking is proposed in the public right of way.

- (u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.**

Staff notes that bike parking signs are not identified on the site plan and recommends a condition of approval to meet the standard.

Condition of Approval: The applicant shall revise the appropriate sheets to include bicycle parking signage per MUTCD standards and install to revised plans pursuant to TDC 73.370(1)(u).

- (v) Required bicycle parking spaces shall be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This shall not preclude the operation of private for-profit bicycle parking businesses.**

Staff finds that this standard is met.

- (w) Parking on existing residential, commercial and industrial development may be redeveloped as a transit facility as a way to encourage the development of transit supportive facilities such as bus stops and pullouts, bus shelters and park and ride stations. Parking spaces converted to such uses in conjunction with the transit agency and approved through the Architectural Review process will not be required to be replaced.**

No redevelopment is proposed. This criterion does not apply.

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

Vanpool and carpool parking is illustrated on the site plan (sheet C2.1, dated May 11, 2017), meeting the standard.

(2) Off-Street Parking Provisions.

- (a) The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except for minimum parking requirements for the uses in TDC 73.370(2)(a) within the Core Area Parking District (CAPD). Minimum standards for off-street motor vehicle parking for the uses in 73.370(2)(a) Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv in the CAPD are in TDC 73.370(2)(b). The maximum requirements are divided into Zone A and Zone B, as shown on the Tualatin Parking Zone Map, Figure 73-3. The following are exempt from calculation of maximum parking requirements: parking structures; fleet parking;**

parking for vehicles for sale, lease or rent; car/vanpool parking; dedicated valet parking; and user-paid parking.

Use	Minimum Motor Vehicle Parking Requirements	Maximum Motor Vehicle Parking Requirements	Bicycle Parking Requirements	Percentage of Bicycle Parking to be Covered
Commercial				
(vi) General office	2.70 spaces per 1,000 sq. ft. of gross floor area	4.1 spaces per 1,000 sq. ft. gross floor area	2, or 0.50 spaces per 1,000 gross sq. ft. whichever is greater	First 10 spaces or 40%, whichever is greater
	(2.70 * 22.91) 62	(4.1 * 22.91) 94	(0.50 * 22.91) 11	10
Industrial				
(i) Manufacturing	1.60 spaces per 1,000 sq. ft. of gross floor area	None	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater
(ii) Warehousing	0.30 spaces per 1,000 sq. ft. of gross floor area	0.5 spaces per 1,000 sq. ft. gross floor area	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater
	(0.30 * 206.23) 62	(0.50 * 206.23) 104	(0.10 * 206.23) 21	6

Applicant Response: While no tenants are selected, the proposed building will accommodate anticipated warehousing uses and associated offices (see the Parking Data table on Sheet C2.1). The loading dock area is sufficient in size to accommodate additional parking spaces, providing flexibility to potential future tenant mix if needed (to be proposed through a future land use application). The proposed one hundred thirty-seven (137) motor vehicle spaces are between the minimum and maximum required of the 206,231 SF of warehousing and 22,915 SF of associated offices to be constructed. Additionally, thirty-two (32) bicycle parking spaces are proposed, 50% of which (16) will be located inside the building, meeting the 30% coverage requirement (see Sheet C2.1). This criterion is therefore met.

Staff notes that the subject property lies in Zone B on Figure 73-3 and is not located in the Core Area Parking District. The applicant has considered a probable use mix of 90% warehousing and 10% office. However, staff notes that the applicant states that site usage may include manufacturing in TDC 61.020. This use would require a minimum parking requirement of 1.60 spaces per 1,000 square feet of gross floor area.

As proposed, the minimum parking required for the 90/10 mix of uses is 124 spaces and the maximum is 198. Staff also notes that parking constraints are located within the vicinity and have observed on-street parking on SW Irel Street. Staff recommends revisiting proposed uses and minimum parking standards once tenants have been identified at Certificate of Occupancy.

Bicycle parking requirements have been met.

Condition of Approval: *The property owner or future tenants shall provide evidence that minimum off-street motor vehicle parking standards have been met based on the sum of the requirements of the uses proposed pursuant to TDC 73.370(1)(h) and 73.370(2)(a).*

- (b) The following are the minimum requirements for off-street motor vehicle parking in the Core Area Parking District (CAPD) for the uses in TDC 73.370(2)(a)(Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: i, ii, iv; Commercial Amusements: i, ii; and Commercial: i, ii, xi, xii, xiv).**

Staff notes that the subject property is not located in the Core Area Parking District. This standard is not applicable.

(3) Off-Street Vanpool and Carpool Parking Provisions.

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

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

Applicant Response: Per the attached plans (see Sheet C2.1), eight carpool/vanpool spaces will be provided across the site, with four at each of the office areas at the northeast and northwest corners of the building (exceeding the requirement of five stalls). This criterion is therefore met.

Staff notes that 137 parking spaces are proposed and require six carpool/vanpool spaces; therefore, the proposed eight carpool/vanpool spaces exceed the standard.

Section 73.380 Off-Street Parking Lots

A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

- (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.**

Applicant Response: Proposed parking spaces (all 90° from the adjacent drive aisle) will be 9x19', which exceed the minimum 9x18.5' required. The two-way drive aisles are 26' wide at minimum, which exceeds the minimum 24' required. This criterion is therefore met.

Staff finds that this standard is not met. As shown in TDC Figure 73-1, parking stalls at a 90-degree angle are required to be 9 feet wide by 18.5 feet deep. Staff notes that TDC standard 73.380(1) allows 2.5 feet of overhang—thereby allowing 16-foot-deep parking spaces—in cases where the overhang does not impact the effective widths of required landscaping or pedestrian amenities. Proposed stalls varying in size: 9x19' along the northern and eastern elevations and 9x16' along the southern and western elevations on sheet C2.1. Those stalls along the southern and western elevations about 2.5' landscaping strips that don't comply with the required building perimeter landscaping standard. Staff recommends a condition of approval to meet the standard.

Condition of Approval: The applicant shall revise the appropriate sheets to include parking spaces that conform to TDC Figure 73-1 standards, most notably 9 feet wide by 18.5 feet deep for parking spaces at a 90-degree angle along the southern and western building elevations and install to revised plans pursuant to TDC 73.380(1). The applicant may utilize the bumper overhang provision, if seven-and-a-half (7.5) feet of perimeter landscaping is provided.

- (2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by TDC 73.370(2). Stalls in excess of the number required by TDC 73.370(2) can be sub-compact stalls.**

Applicant Response: No sub-compact stalls are proposed. This criterion is therefore not applicable.

- (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. For parking lots within the**

Central Design District that are designed to frame views of the central water feature or identified architectural focal elements as provided in TDC 73.350(3), this requirement shall not apply and the location of parking lot landscape islands shall be determined through the Architectural Review process.

Applicant Response: Per the attached plans, typical landscape islands are proposed to be spaced every eight or fewer parking spaces, as well as through landscaped areas at the ends of parking bays. This criterion is therefore met.

Staff finds that this standard is met as shown on the site plan (sheet C2.1, dated May 11, 2017).

- (4) Parking stalls shall be constructed of asphalt or concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Drive aisles and parking stalls shall be maintained adequately for all-weather use and drained to avoid water flow across sidewalks. Pervious surfaces such as pervious concrete, pavers and grasscrete, but not gravel or woody material, are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or in a Clean Water Services Vegetated Corridor. Parking lot landscaping shall be provided pursuant to the requirements of TDC 73.350 and TDC 73.360. Walkways in parking lots shall be provided pursuant to TDC 73.160.**

Applicant Response: As shown in the attached grading and utility plans (see Sheets C2.2 and C2.3), water from the paved vehicle areas will drain to storm drains in order to avoid the flow of water across pedestrian walkways; storm lines will flow into the on-site water quality and detention facilities. This criterion is met.

Staff notes that the parking lot will be paved of asphalt as illustrated on the site plan, sheet C2.1 (dated May 11, 2017).

- (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.**

Applicant Response: The site does not abut any residential uses. This criterion is therefore not applicable.

- (6) Artificial lighting, which may be provided, shall be deflected to not shine or create glare in a residential planning district, an adjacent dwelling, street right-of-way in such a manner as to impair the use of such way or a Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor.**

Applicant Response: The project site does not abut residential uses. Site lighting is designed not to impair drivers along the abutting SW 115th Avenue. As shown on the attached lighting plans (Sheets LDE-1A through LDE-1B), foot-candle levels will be low at the edges of parking and drive areas abutting right-of-way. This criterion is therefore met.

As shown on the lighting plan (sheets LDE-1A to 1B dated April 11, 2017), proposed lighting will illuminate the buildings, loading areas, and parking areas on the subject site; however, the proposed development will not result in an unacceptable level of light spilling onto nearby rights-of-way, and there are no wetlands or residential planning districts or uses nearby. Thus, staff finds that this standard is met.

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

Staff finds that the parking lot has been configured to eliminate the need for any backing into or maneuvering within a public right-of-way. This standard is met as shown on the site plan (see sheet C2.1 dated May 11, 2017).

- (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 for pedestrians and vehicular traffic on the site.**

Applicant Response: Service drives are designed to relevant City standards, as analyzed in this narrative, to facilitate the flow of traffic and provide maximum safety on this site. This criterion is therefore met.

Staff notes that no service drives are proposed on the site plan, sheet C2.1 dated May 11, 2017.

- (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.**

Applicant Response: Per the attached plans, curbing or wheel stops will be provided in front of all parking spaces to protect pedestrians and landscape material. This criterion is therefore met.

Staff notes that wheel stops are not proposed; however, curbing is provided along parking stalls. Additionally, staff finds that this standard is not met. As previously mentioned in this narrative, stalls along the western and southern elevation abut landscaping areas that are sized below the minimum building perimeter landscape standard, pursuant to TDC 73.310(1). The site plan (sheet C2.1, dated May 11, 2017) does not include or illustrate any measures to prevent cars from encroaching on these landscaped areas (parking bumpers or wheel stops are not included or referenced).

Condition of Approval: *The applicant shall revise the appropriate sheets to identify and illustrate parking space elements (e.g., restrictive curb heights, parking bumpers, wheel stops, etc.) that will be included to ensure adjacent landscape areas along the western and southern elevation are not impacted by parked vehicles, and install to revised plans pursuant to TDC 73.380(9). Alternatively, the applicant may provide seven-and-a-half (7.5) feet of perimeter landscaping if the bumper overhang provision is utilized.*

- (10) Disability parking spaces and accessibility shall be provided in accordance with applicable federal and state requirements.**

Applicant Response: As shown on the attached plans (see Sheet C2.1), five ADA parking spaces will be provided in conformance with applicable standards. This criterion is therefore met.

ADA accessibility requirements are typically reviewed during the building permit stage. Staff notes that the five proposed ADA parking spaces are located on the northeast and northwest corners of the project site near the main building entrances.

- (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.**

Applicant Response: Per the attached plans (see Sheet C2.1), drive aisles on the site will provide access to parking areas with regular parking spaces. Drive aisles will be 26' wide at minimum to accommodate

the site's expected truck traffic, as well as vehicles and the garbage hauler's trucks. This criterion is therefore met.

Staff notes that the two-way drive aisles located in the on-site parking areas are a minimum of 26 feet wide; therefore, this standard is met.

Section 73.390 Off-Street Loading Facilities

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

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

Applicant Response: A minimum three (3) off-street loading berths are required for industrial uses with floor area of 60,000 SF or more. The project includes 229,146 SF of building floor area. Per the attached plans, thirty-three (33) loading docks with dedicated concrete dock aprons and loading berths are provided. This criterion is therefore met.

Staff notes that the northern elevation of the proposed building includes forty-one (41) loading docks on sheet C2.1 dated May 11, 2017; therefore, this standard is met.

- (2) Loading berths shall conform to the following minimum size specifications.**
- (a) Commercial, public and semi-public uses of 5,000 to 25,000 square feet shall be 12' x 25' and uses greater than 25,000 shall be 12' x 35'**
 - (b) Industrial uses - 12' x 60'**
 - (c) Berths shall have an unobstructed height of 14'**
 - (d) Loading berths shall not use the public right-of-way as part of the required off-street loading area.**

Applicant Response: Per the attached plans (see Sheet C2.1), each loading dock space will be 13' wide by 60' long. The heavy-duty area of the loading spaces will be constructed of heavy duty pavement with 4,000 PSI load-bearing capacity, to provide a strong support for the truck pads to rest on. The loading dock area is 180' away from the SW 115th Avenue, and trucks will not utilize right-of-way. This criterion is therefore met.

Staff notes that loading berths size requirements are met, as shown on sheet C2.1, dated May 11, 2017. Berths are generally sectioned in groups of seven with nine-foot-wide overhead doors as shown on sheet A-2, dated April 7, 2017. The far west and east berth include loading ramps.

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

Applicant Response: As shown on the attached plans (see Sheets C2.1 and L2.0-L2.4), the loading dock areas are recessed into the north façade of the proposed building and not will not be visible from SW 115th Avenue. Additionally, they will be screened with landscape areas at the east and west ends (not obscuring clear vision areas) and planted with sight-obscuring trees and shrubs. Required perimeter landscaping along the property line will screen the loading dock area from the abutting north property while the building completely screens the loading dock area to the south. This criterion is therefore met.

Staff finds that this standard is met, as shown on the site and landscape plan. Staff also notes that while landscaping proposed along the northern property line is sparse with tall trees, the adjacent property is located at a lower grade. With the change in grade and proposed landscaping, screening shall remain adequate.

- (4) Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.**

Applicant Response: This standard is accepted as a condition of use. This criterion is therefore met.

Staff finds that these regulations are matters of zoning enforcement, and less matters to be reviewed as development standards. Therefore, staff's findings regarding the proposal in review are mute as to compliance with Section 73.390(4).

- (5) A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of a school or child day care center having a capacity greater than 25 students.**

Applicant Response: The project does not include a school or day care. This criterion therefore does not apply.

- (6) The off-street loading facilities shall in all cases be on the same lot or parcel as the structure they are intended to serve. In no case shall the required off-street loading spaces be part of the area used to satisfy the off-street parking requirements.**

Applicant Response: The loading dock area is not part of the off-street parking areas. This criterion is therefore met.

Staff finds that this standard is met as shown on the site plan, sheet C2.1 dated May 11, 2017.

- (7) Subject to Architectural Review approval, the Community Development Director may allow the standards in this Section to be relaxed within the Central Design District...**

Applicant Response: The site is not located within the Central Design District. No adjustments to the loading standards are requested. This criterion is therefore not applicable.

Q. Access

Section 73.400 Access

- (1) The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.**

Staff defers to the analysis of the City Engineer (see City Engineer findings).

R. Signs

Except code required signs for street number, disabled parking and car/vanpool, no signs are proposed by this application and none are approved. The applicant shall submit separate sign permit applications for any future signage.

S. Time Limit on Approval

Section 73.056 Time Limit on Approval

Architectural Review approvals shall expire after two years unless:

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division; or**
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR, then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR, then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before approving an extension, the deciding party shall find the request meets these criteria:**
 - (a) The applicant submitted a written extension request prior to the original expiration date.**
 - (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
 - (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
 - (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
 - (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
 - (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party, then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**

III. RECOMMENDED CONDITIONS

Based on the Findings and Conclusions presented, staff recommends approval of AR-17-0002 subject to the following Architectural Features (AF) conditions of approval:

CONDITIONS OF APPROVAL DOCUMENTATION:

AF-1 Prior to applying for building permits on the subject site, the applicant shall submit one revised paper plan set—24 x 36, a paper narrative, and electronically in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in two (2) weeks.

PRIOR TO APPLICATION FOR A BUILDING PERMIT:

AF-2 The applicant shall revise the appropriate sheets to illustrate a minimum parking and circulation area setback of ten (10) feet along the future SW 119th Avenue frontage and install to revised plans pursuant to TDC 61.060(5).

AF-3 The applicant shall revise the appropriate sheets to illustrate that an accessway is provided as a connection between the development's internal walkways and abutting major collector street upon which bike lanes are provided (SW 115th Avenue) and install to revised plans. Accessways shall be a minimum of eight (8) feet wide pursuant to TDC 73.160(1)(d).

AF-4 The applicant shall revise the appropriate sheets to illustrate a minimum storage area of 1,339 square feet is provided for mixed solid waste and recyclables and install to revised plans pursuant to TDC 73.227(2)(v). Alternatively, the applicant may provide evidence that identified tenants will generate unique waste that can easily be consolidated as reviewed and approved by Republic Services pursuant to TDC 73.227(5)(c).

AF-5 The applicant shall revise the appropriate sheets to illustrate that conditions requested by Republic Services (Attachment 101, Exhibit F) have been met and install to revised plans pursuant to TDC 73.227(6)(vii).

AF-6 The applicant shall revise the appropriate sheets to illustrate a minimum five (5) foot-wide landscaped area located along the south and west building perimeters that are viewable by the general public from parking lots or the public right-of-way and install to revised plans pursuant to TDC 73.310(1).

AF-7 The applicant shall revise the appropriate sheets to include parking spaces that conform to TDC Figure 73-1 standards, most notably nine feet wide by eighteen-and-a-half feet deep (9 x 18.5) for parking spaces at a 90-degree angle along the southern and western building elevations and install to revised plans pursuant to TDC 73.380(1). The applicant may utilize the bumper overhang provision, if seven-and-a-half (7.5) feet of perimeter landscaping is provided.

AF-8 The applicant shall revise the appropriate sheets to illustrate deciduous trees are proposed at an average of not more than thirty (30) feet on center in the north and east perimeter landscape areas for off-street parking and vehicular circulation and install to revised plans pursuant to TDC 73.240(a)(i).

AF-9 The applicant shall revise the appropriate sheets to identify and illustrate parking space elements (e.g., restrictive curb heights, parking bumpers, wheel stops, etc.) that will be included to ensure

adjacent landscape areas along the western and southern elevation are not impacted by parked vehicles, and install to revised plans pursuant to TDC 73.380(9). Alternatively, the applicant may provide seven-and-a-half (7.5) feet of perimeter landscaping if the bumper overhang provision is utilized.

- AF-10 The applicant shall revise the appropriate sheets to quantify off-street parking lot landscape square footages pursuant to TDC 73.360(1).
- AF-11 The applicant shall revise the appropriate sheets to quantify parking lot shade trees required pursuant to TDC 73.360(3).
- AF-12 The applicant shall revise the appropriate sheets to illustrate landscape areas not less than five (5) feet in width on each side of the site access located off of SW 115th Avenue that extend for a distance of at least thirty (30) feet from the property line and install to revised plans pursuant to TDC 73.360(6)(a).
- AF-13 The applicant shall revise the appropriate sheets to include bicycle parking signage per MUTCD standards and install to revised plans pursuant to TDC 73.370(1)(u).
- AF-14 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the City of Tualatin Engineering Division.

PRIOR TO BUILDING PERMIT FINAL: *(reorganized at applicant's request)*

- AF-17 To ensure that the proposed development will not result in excess lighting and will continue to meet the lighting standards of TDC 73.160(3)(c), the applicant shall install lighting as shown in the photometric plan (Sheets LDE-1A and LDE-1B).
- AF-19 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- AF-15 Any retail commercial, retail service and professional service uses located in the Majestic building shall not be greater than 5,000 square feet in a single outlet, or not greater than 20,000 square feet for multiple outlets within the building, pursuant to TDC 61.021(3)(b).
- AF-16 The property owner or future tenants shall provide evidence that minimum off-street motor vehicle parking standards have been met based on the sum of the requirements of the uses proposed pursuant to TDC 73.370(1)(h) and 73.370(2)(a).
- AF-18 The applicant shall submit scaled elevations that illustrate future above-grade mechanical equipment, including rooftop units, screened by a parapet or other method as proposed by the applicant when submitting for a mechanical permit, pursuant to TDC 73.160(4)(a).

THE FOLLOWING CODE REQUIREMENTS APPLY TO THE SITE IN AN ON-GOING MANNER:

- The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- Accessways shall be constructed, owned and maintained by the property owner. TDC 73.160(1)(g)
- All landscaping approved through the AR process must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally

approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1)

- All building exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2)
- Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- The proposed development must comply with the noise standards of TDC 63.051(1).
- The proposed development must comply with all applicable policies and regulations set forth by the TDC.

PLEASE BE ADVISED (AS APPLICABLE):

- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

Submitted by:



Erin Engman
Assistant Planner

Issued by:



Aquilla Hurd-Ravich
Planning Manager

Attachments:

- 101: Application Materials- Revised May 11, 2017
- 102: Notice of Application Comments