



# City of Tualatin

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July 20, 2017

Suzannah Stanley  
Mackenzie  
1515 SE Water Ave, Suite 100  
Portland, OR 97214

RE: FINAL DECISION FOR AR17-0002 MAJESTIC BUILDING 1, 21401-21449 SW 115<sup>TH</sup> AVE (TAX LOT 2S127C00100)

Dear Ms. Stanley,

The 14-day period for requesting a review of the Architectural Review Decision for Majestic Building 1 expired at 5:00 pm, July 19, 2017. As no requests for review were filed, the Architectural Review Decision dated July 3, 2017 and mailed July 5, 2017 becomes a final decision.

**AR17-0002 is approved with 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 119<sup>th</sup> 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 115<sup>th</sup> 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.

**Public Facilities Review Decision:**

*For questions or comments pertaining to PFR conditions, please contact Tony Doran at 503.691.3035.*

Based on the FINDINGS presented, the City Engineer approves the preliminary plans of AR17-0002, Majestic Building 1 with the following conditions:

**PRIOR TO ISSUANCE OF EROSION CONTROL, PUBLIC WORKS, AND WATER QUALITY PERMITS**

- PFR-1 Submit final sanitary sewer plans that show location of the lines, grade, materials, and other details and the site connecting to the existing 6-inch sanitary sewer lateral approximately 60 feet north of the proposed lateral with a clean out at the edge of SW 115<sup>th</sup> Avenue right-of-way.
- PFR-2 Submit final water system plans that show location of the water lines, grade, materials, and other details that include public water and access easements from SW 115<sup>th</sup> Avenue to and including the fire vault if located outside of right-of-way, determination of fire flow requirements for the building, and if chosen construction of a 12-inch water loop from the intersection of SW 115<sup>th</sup> Avenue and SW Blake Street east to the intersect of SW Blake Street and the railroad tracks.
- PFR-3 Submit final stormwater and water quality plans and associated calculations, including adequate treatment and detention with a public facility to serve the proposed impervious emergency vehicle access surface in SW 119th Avenue. Verify that the existing stormline in SW IteI Street has capacity for the runoff from the basin of SW 119<sup>th</sup> Avenue right-of-way. Show a manhole at the point of connection to the existing stormline in SW IteI Street. Show a public stormwater line within SW IteI Street to SW 119th right-of-way that is sized for future road improvements. Show a cleanout on the stormline at the SW 115th Avenue right-of-way.
- PFR-4 Obtain a NPDES Erosion Control Permit and a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-5 Submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R), a

turning movement diagram to identify the extent of No Parking on SW ITEL Street along, signage for No Parking - Emergency Vehicles Only on SW ITEL Street, and emergency vehicle Knox box gates adjacent to SW 119<sup>th</sup> Avenue right-of-way for both SW ITEL Street and the development site.

PFR-6 Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions and obtain an Amended Service Provider Letter as determined by Clean Water Services for any revisions to the proposed plans.

PFR-7 Submit PDFs of final site and permit plans.

PFR-8 Submit plans that show restriping of SW ITEL Street west of SW 115<sup>th</sup> Avenue to current cross-section standards that include on street parking.

**PRIOR TO ISSUANCE OF BUILDING PERMITS**

PFR-9 Obtain Erosion Control, Public Works, and Water Quality Permits.

PFR-10 Obtain a Washington County Facility Permit for restriping SW Tualatin-Sherwood Road.

**PRIOR TO A CERTIFICATE OF OCCUPANCY**

PFR-11 The applicant shall complete all private and public improvements plus record the public water line and access easement if the fire vault is located out of right-of-way.

Sincerely,



Erin Engman  
Assistant Planner

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Cc: Aquilla Hurd-Ravich, AICP, Planning Manager  
Jeff Fuchs, PE, City Engineer  
Tony Doran, EIT, Engineering Associate  
File: AR17-0002