



# City of Tualatin

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October 11, 2017

Jennifer Kimura  
VMLK Engineering + Design  
3933 SW Kelly Avenue  
Portland, OR 97239

RE: FINAL DECISION FOR AR17-0006 IPT TUALATIN, 12155 SW TUALATIN-SHERWOOD RD (TAX LOT 2S127BC00200)

Dear Ms. Kimura,

The 14-day period for requesting a review of the Architectural Review Decision for IPT Tualatin expired at 5:00 pm, October 10, 2017. As no requests for review were filed, the Architectural Review Decision dated and mailed September 25, 2017 becomes a final decision.

**AR17-0006 is approved with the following Architectural Features (AF) 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 landscape plan (Sheets L1.0 and L2.0) to replace proposed Yellowwood trees with trees of the *Zelkova serrata* species pursuant to TDC 73.360(7).

AF-3 The applicant shall revise site plan (Sheet C1.1) to include building setback dimensions from property lines pursuant to TDC 61.060(1) and (2).

AF-4 The applicant shall revise site plan (Sheet C1.1) to include parking and circulation area setback dimensions from public streets pursuant to TDC 61.060(5).

AF-5 The applicant shall revise the appropriate sheets to provide information pertaining to pedestrian and bicycle accessways on the project site, including at minimum accessway width, surface materials, and ADA compliance pursuant to TDC 73.160(1)(b)(i), TDC 73.160(1)(b)(iii), and TDC 73.160(1)(d).

- AF-6 The applicant shall install lighting as shown on the site lighting plan (Sheet LT1.0) 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).
- AF-7 The applicant shall revise the appropriate sheets to illustrate a minimum storage area of 907 square feet is provided for mixed solid waste and recyclables and install to revised plans pursuant to TDC 73.227(2)(v).
- AF-8 The applicant shall vet the modified mixed solid waste and recyclables storage areas with Republic Services by providing a new signed letter from Republic Services based on the modified storage areas to ensure these areas are accessible for collection vehicles pursuant to TDC 73.227(6)(a)(vii) and TDC 73.227(6)(b)(i).
- AF-9 The applicant shall revise Sheet L1.0 Landscape Plan to illustrate vision clearance areas at the SW Cimino Street access driveways and revise the landscape plan as necessary to create clear zones pursuant to TDC 73.340(1).
- AF-10 The applicant shall revise site plan (Sheet C1.1) to include landscape depth dimensions along both access driveways to/from SW Cimino Street pursuant to TDC 73.360(6)(a).
- AF-11 The applicant shall revise site details (Sheet C5.0) to include details on the exterior bicycle parking facilities pursuant to TDC 73.370(1)(n) and TDC 73.370(1)(o).
- AF-12 The applicant shall revise Sheets C1.1 Site Plan and C5.0 Site Details to include bicycle parking signage per MUTCD standards and install to revised plans pursuant to TDC 73.370(1)(u).
- AF-13 Revise the site plan (Sheet C1.1) and the overall development plan to include the minimum amount of required bicycle parking pursuant to TDC 73.370(2)(a).
- AF-14 The applicant shall revise the site plan (Sheet C1.1) to include the minimum number of required vanpool/carpool parking spaces pursuant to TDC 73.370(3).
- AF-15 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 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 at these locations or if the overhang does not reduce effective sidewalk widths below ADA standards.
- AF-16 The applicant shall modify the proposed lighting plan to include lighting on the eastern portion of the project site that does not shine onto the adjacent residential property at 12075 SW Tualatin-Sherwood Road and illustrate the results of these modifications on Sheet LT1.0 Site Lighting Plan pursuant to TDC 73.380(6).
- AF-17 The applicant shall revise site plan (Sheet C1.1) to include loading dock/berth dimensions pursuant to TDC 73.390(2).
- AF-18 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the City of Tualatin Engineering Division.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- AF-19 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).
- AF-20 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.

**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 (PFR) 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 AR17-0006, IPT Tualatin 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 public facilities that the new sewer extension will connect to in the SW Cimino Street right-of-way.
- PFR-2 Submit final water system plans that show location of the water lines, grade, materials, and other details and the public facilities that the new water extension will connect to in the SW Cimino Street right-of-way with no public fire hydrant on the north side. Provide determination of fire flow requirements for the building, a solution to needs vs. available water, and a reduced pressure device rather than a backflow device.

- PFR-3 Submit final stormwater and water quality plans and associated calculations, including adequate water quality treatment and detention design for onsite facilities and public improvements. Verify that the existing stormline in SW Cimino Street has capacity for the additional runoff associated with this development.
- 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).
- 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.

**PRIOR TO ISSUANCE OF BUILDING PERMITS**

- PFR-8 Obtain Erosion Control, Public Works, and Water Quality Permits.
- PFR-9 Obtain a Washington County Facility Permit for any required improvements within the SW Tualatin-Sherwood Road right-of-way.

**PRIOR TO A CERTIFICATE OF OCCUPANCY**

- PFR-10 The applicant shall complete all private and public improvements plus record the public utility easement provided the final location requires onsite access.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CHB', followed by a horizontal line and a small flourish.

Charles H. Benson, III, AICP  
Associate Planner

cc: Aquilla Hurd-Ravich, AICP, Planning Manager  
Tony Doran, Engineering Associate  
Nadya Dowd, Building Technician  
Kenneth E. Itel, Property Owner

File: AR17-0006