



City of Tualatin

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March 6, 2018

Curt Trolan
Mildren Design Group
7650 SW Beveland Street, Suite 120
Tigard, OR 97223
curt@mdgpc.com

RE: FINAL DECISION FOR AR17-0008 MITTLEMAN PROPERTIES AT LEVETON BUSINESS PARK PROPOSED BUILDING, 12200 SW TUALATIN RD (TAX LOT 2S1 22B 001100)

Dear Mr. Trolan,

The 14-day period for requesting a review of the Architectural Review Decision for Mittleman Properties at Leveton Business Park Proposed Building expired at 5:00 pm, March 1, 2018. As no requests for review were filed, the Architectural Review Decision dated and mailed February 15, 2018 becomes a final decision.

AR17-0008 is approved with the following Architectural Feature conditions

CONDITIONS OF APPROVAL DOCUMENTATION:

AF-1 Prior to obtaining building permits on the subject site, the applicant shall submit 3 revised paper plan sets—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 GRADING PERMIT:

AF-2 In order to remove trees, the applicant must submit a Tree Preservation Site Plan and tree assessment that includes all details outlined in TDC 34.210(1). The granting or denial of a tree removal permit will be based on findings that address criteria in TDC 34.230.

AF-3 The applicant must revise the grading plan sheets to identify trees and other plant materials proposed for retention and appropriate protection fencing pursuant to TDC 73.250.

AF-4 All trees depicted and identified on landscape plans (or similar) must be retained unless modified in accordance with TDC 73.100(1).

PRIOR TO APPLICATION FOR A BUILDING PERMIT:

AF-5 The applicant must submit plans with setback dimensions, and the setbacks must comply with applicable standards in Resolution 4859-09 approving alternate setback requirements. If setbacks do not comply with the standards approved in Resolution 4859-09, the proposal must be redesigned. Construction and development must meet the revised plans.

AR-6 The applicant must revise the appropriate sheets to note that shrubs in parking areas must not exceed 30 inches in height and tree canopies must not extend below 8 feet measured from grade pursuant to TDC 73.250(3)(e).

AF-7 The applicant must revise the appropriate sheets to note that deciduous shade trees proposed in parking lot islands must be barren of fruit production pursuant to TDC 73.360(7)(g).

AF-8 The applicant must revise the appropriate sheets to include twelve covered bicycle parking spaces pursuant to TDC 73.360(1)(o) and 73.360(2)(a).

AF-9 The applicant must revise the appropriate sheets to either increase the walkway width or stall length of the parking spaces located along the western building elevation to meet the standards set forth in Figure 73-1 and TDC 73.160(1)(b).

AF-10 The applicant must comply with the incorporated Public Facilities Recommendation (PFR) from the City of Tualatin Engineering Division.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

AF-11 The property owner or future tenants must provide evidence that future identified uses comply with TDC 62.020. Warehousing uses are not permitted for the proposed industrial building.

AF-12 The applicant must 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 permits, pursuant to TDC 73.160(4)(a).

AF-13 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-14 The applicant must construct the proposed building and all site improvements as illustrated on approved plans and conditions of approval.

PLEASE BE ADVISED:

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.

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 AR17-0008, Mittleman Properties at Leveton Business Park Proposed Building 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.

- PFR-2 Submit final water system plans that show location of the water lines, grade, materials, and other details including reduced pressure backflow preventer will be installed within the building and an approved irrigation backflow preventer will be installed adjacent to the meter.

- PFR-3 Show a 10-foot wide public water line easement for the fire service lateral from right-of-way to the building.

- PFR-4 Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.

- PFR-5 Submit plans for a 1200CN NPDES Erosion Control Permit.

- PFR-6 Submit final stormwater calculations that include conveyance and detention up to the 25-year storm event.

- PFR-7 Submit final stormwater plans that include the crossing of the public sanitary sewer line, southwest of the proposed detention facility, as perpendicular as possible.

- PFR-8 Submit plans that meet the requirements of TVF&R.

PFR-9 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-10 Submit plans that minimize the impact of stormwater from the development to adjacent properties.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

PFR-11 Obtain Erosion Control, Public Works, and Water Quality Permits.

PFR-12 Complete all the public improvements, shown on submitted plans and corrected by conditions of approval, and have them accepted by the City or provide financial assurance.

PRIOR TO A CERTIFICATE OF OCCUPANCY:

PFR-13 Construct all private and public improvements shown on submitted plans and corrected by conditions of approval.

PFR-14 Record all public easements shown on submitted plans and corrected by conditions of approval.

Sincerely,



Erin Engman
Associate Planner

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Dominique Huffman, Assistant City Engineer
Tony Doran, EIT, Engineering Associate
File: AR17-0008