



City of Tualatin

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March 21, 2018

Michael McLaughlin
Myhre Group Architects
620 SW 5th Ave
Portland, OR 97204

RE: FINAL DECISION FOR AR17-0007 RIVERCREST MEADOWS APARTMENTS – CLUBHOUSE CONVERSION,
11795 SW TUALATIN ROAD (TAX LOT 2S115CO01600)

Dear Mr. McLaughlin,

The 14-day period for requesting a review of the Architectural Review Decision for Rivercrest Meadows Apartments expired at 5:00 pm, March 15, 2018. As no requests for review were filed, the Architectural Review Decision dated March 1, 2018 becomes a final decision.

AR17-0007 is approved with the following Architectural Review conditions:

AF-1 Prior to applying for 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 identify trees and other plant materials proposed for retention and appropriate protection fencing on grading plan sheets 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 provide illustrative and written evidence that TDC 73.130(3) is met. A minimum of 1,350 square feet of shared outdoor area must be provided onsite, of which a minimum of 450 square feet shall be dedicated to children’s play area.

The applicant must provide evidence that year-round and active shared outdoor areas are provided. Examples of appropriate shared outdoor areas include gazebos, covered spaces, swimming pool areas, walking trails or sport recreation fields. Examples of appropriate children’s

play areas include sand boxes, bark chip areas, play structures, basketball courts, hard surface courts and wading pools.

- AF-6 The applicant must revise the appropriate sheets to note the location of postal delivery areas for the proposed three units pursuant to TDC 73.130(5)(a) and (b). Postal delivery areas must be well lit and provide safe pedestrian access.
- AF-7 The applicant must provide a landscaping plan that illustrates on and above-grade electrical and mechanical equipment is screened with sight obscuring fences, walls, or landscaping pursuant to TDC 73.130(5)(c).
- AF-8 The applicant must revise the appropriate sheets to increase the width of proposed walkways to six feet pursuant to TDC 73.130(7). Curb ramps must be provided wherever a walkway crosses a curb.
- AF-9 The applicant must provide a landscape plan that illustrates all areas not occupied by buildings, parking spaces, drive aisles, and pedestrian areas are landscaped pursuant to TDC 73.300. Proposed landscaping must meet the tree and plant specification standards of TDC 73.260.
- AR-10 The applicant must provide a landscape plan that illustrates a six foot wide landscaped transition area between parking areas and the building pursuant to TDC 73.330(4). Deciduous shade trees located at not less than 30 feet on center shall be located in this transition area. The trees shall meet the requirements of TDC 73.360(7). Groundcover plants mixed with low shrubs must completely cover the remainder of this area within three years. Native trees and shrubs are encouraged.
- AF-11 The applicant must provide a landscape plan that illustrates one additional deciduous shade tree be provided in the parking area pursuant to TDC 73.350(3).
- AF-12 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-13 The applicant must construct and provide the four surface parking stalls as shown and described in the submittal, pursuant to TDC 73.370(2).
- AF-14 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-15 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.

AR17-0007 is approved with the following Public Facilities Review conditions:

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

PRIOR TO ISSUANCE OF AN EROSION CONTROL PERMIT:

- PFR-1 Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-2 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-3 Submit PDFs of final site and permit plans.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

PFR-4 Obtain an Erosion Control Permit.

PRIOR TO A CERTIFICATE OF OCCUPANCY:

PFR-5 The applicant shall complete all private improvements.

Sincerely,



Erin Engman
Associate Planner

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Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Tony Duran, Associate Engineer
jzuber@colrich.com
File: AR17-0007