



City of Tualatin

www.tualatinoregon.gov

**"NECESSARY PARTIES"
MARKED BELOW**

NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION
- CONDITIONAL USE PERMIT
- PLAN TEXT AMENDMENT
- ARCHITECTURAL REVIEW
- PLAN MAP AMENDMENT
- OTHER:

CASE/FILE: AR17-0004 (Community Development Dept.: Planning Division)

PROPOSAL	Removal of two trees (56" dbh Douglas-fir heritage tree and 44" dbh Grand Fir). Removal of the heritage tree requires a modification to AR14-07 condition of approval AR2.U.2.
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PROPERTY	<input type="checkbox"/> n/a	Name of Application	Marquis Tualatin Cottages & Community Center			
		Street Address	19945 SW Boones Ferry Road			
		Tax Map and Lot No(s).	2S1 23DD 00501 & 00502			
		Planning District	RML	Overlays <input type="checkbox"/>	NRPO <input type="checkbox"/>	Flood Plain <input type="checkbox"/>
		Previous Applications	AR10-04, AR14-07 MAR17-0004, MAR17-0038 PMA09-01, PMA10-01, PLA16-0005	Additional Applications: N/A		CIO 3

DATES	Receipt of application	6/5/17	Deemed Complete	1/08/18	CONTACT	Name: Erin Engman
	Notice of application submittal			1/10/18		Title: ASSOCIATE PLANNER
	Project Status / Development Review meeting			1/9/18		E-mail: EENGMAN @tualatin.gov
	Comments due for staff report			01/24/18		Phone: 503-691-3024
	Public meeting: <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a					Notes: You may view the application materials through this City web page: www.tualatinoregon.gov/projects
	City Council (CC) <input checked="" type="checkbox"/> n/a					

- | | | |
|---|--|---|
| <p>City Staff</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> City Manager <input checked="" type="checkbox"/> Building Official <input checked="" type="checkbox"/> Chief of Police <input checked="" type="checkbox"/> City Attorney <input checked="" type="checkbox"/> City Engineer <input checked="" type="checkbox"/> Community Development Director <input checked="" type="checkbox"/> Community Services Director <input checked="" type="checkbox"/> Economic Development liaison <input checked="" type="checkbox"/> Engineering Associate* <input checked="" type="checkbox"/> Finance Director <input checked="" type="checkbox"/> GIS technician(s) <input checked="" type="checkbox"/> IS Manager <input checked="" type="checkbox"/> Operations Director* <input checked="" type="checkbox"/> Parks and Recreation Coordinator <input checked="" type="checkbox"/> Planning Manager <input checked="" type="checkbox"/> Street/Sewer Supervisor <input checked="" type="checkbox"/> Water Supervisor <p>Neighboring Cities</p> <ul style="list-style-type: none"> <input type="checkbox"/> Durham <input type="checkbox"/> King City Planning Commission <input type="checkbox"/> Lake Oswego <input type="checkbox"/> Rivergrove PC <input type="checkbox"/> Sherwood Planning Dept. <input type="checkbox"/> Tigard Community Dev. Dept. | <ul style="list-style-type: none"> <input type="checkbox"/> Wilsonville Planning Division <p>Counties</p> <ul style="list-style-type: none"> <input type="checkbox"/> Clackamas County Dept. of Transportation and Development <input checked="" type="checkbox"/> Washington County Dept. of Land Use and Transportation (ARs) <input type="checkbox"/> Washington County Long Range Planning (LRP) (Annexations) <p>Regional Government</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Metro <p>School Districts</p> <ul style="list-style-type: none"> <input type="checkbox"/> Lake Oswego School Dist. 7J <input type="checkbox"/> Sherwood SD 88J <input type="checkbox"/> Tigard-Tualatin SD 23J (TTSD) <input type="checkbox"/> West Linn-Wilsonville SD 3J <p>State Agencies</p> <ul style="list-style-type: none"> <input type="checkbox"/> Oregon Dept. of Aviation <input checked="" type="checkbox"/> Oregon Dept. of Environmental Quality (DEQ) <input type="checkbox"/> Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice) <input checked="" type="checkbox"/> Oregon Dept. of State Lands: Wetlands Program | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Oregon Dept. of Transportation (ODOT) Region 1 <input type="checkbox"/> ODOT Maintenance Dist. 2A <input checked="" type="checkbox"/> ODOT Rail Division <input type="checkbox"/> OR Dept. of Revenue <p>Utilities</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Republic Services <input checked="" type="checkbox"/> Clean Water Services (CWS) <input checked="" type="checkbox"/> Comcast [cable]* <input checked="" type="checkbox"/> Frontier Communications [phone] <input checked="" type="checkbox"/> Northwest Natural [gas] <input checked="" type="checkbox"/> Portland General Electric (PGE) <input checked="" type="checkbox"/> TriMet <input checked="" type="checkbox"/> Tualatin Valley Fire & Rescue <input checked="" type="checkbox"/> USPS (Washington; 18850 SW Teton) <input type="checkbox"/> USPS (Clackamas) <input checked="" type="checkbox"/> Washington County Consolidated Communications Agency <p>Additional Parties</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Tualatin Citizen Involvement Organization (CIO) <p>*Paper Copies</p> |
|---|--|---|

- 1.032: Burden of Proof
- 31.071 Architectural Review Procedure
- 31.074 Architectural Review Application Review Process
- 31.077 Quasi-Judicial Evidentiary Hearing Procedures
- Metro Code 3.09.045 Annexation Review Criteria
- 32.030 Criteria for Review of Conditional Uses
- 33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility
- 33.022 Criteria for Granting a Sign Variance
- 33.024 Criteria for Granting a Minor Variance
- 33.025 Criteria for Granting a Variance
- 34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited
- 34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit
- 34.230 Criteria (tree removal)
- 35.060 Conditions for Granting Reinstatement of Nonconforming Use
- 36.160 Subdivision Plan Approval
- 36.230 Review Process (partitioning)
- 36.330 Review Process (property line adjustment)
- 37.030 Criteria for Review (IMP)
- 40.030 Conditional Uses Permitted (RL)
- 40.060 Lot Size for Conditional Uses (RL)
- 40.080 Setback Requirements for Conditional Uses (RL)
- 41.030 Conditional Uses Permitted (RML)
- 41.050 Lot Size for Conditional Uses (RML)
- 41.070 Setback Requirements for Conditional Uses (RML)
- 42.030 Conditional Uses Permitted (RMH)
- 42.050 Lot Size for Conditional Uses (RMH)
- 42.070 Setback Requirements for Conditional Uses (RMH)
- 43.030 Conditional Uses Permitted (RH)
- 43.060 Lot Size for Conditional Uses (RH)
- 43.090 Setback Requirements for Conditional Uses (RH)
- 44.030 Conditional Uses Permitted (RH-HR)
- 44.050 Lot Size for Conditional Uses (RH-HR)
- 44.070 Setback Requirements for Conditional Uses (RH-HR)
- 49.030 Conditional Uses (IN)
- 49.040 Lot Size for Permitted and Conditional Uses (IN)
- 49.060 Setback Requirements for Conditional Uses (IN)
- 50.020 Permitted Uses (CO)
- 50.030 Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)
- 50.040 Conditional Uses (CO)
- 52.030 Conditional Uses (CR)
- 53.050 Conditional Uses (CC)
- 53.055 Central Urban Renewal Area – Conditional Uses (CC)
- 54.030 Conditional Uses (CG)
- 56.030 Conditional Uses (MC)
- 56.045 Lot Size for Conditional Uses (MC)
- 57.030 Conditional Uses (MUCOD)
- 60.040 Conditional Uses (ML)
- 60.041 Restrictions on Conditional Uses (ML)
- 61.030 Conditional Uses (MG)
- 61.031 Restrictions on Conditional Uses (MG)
- 62.030 Conditional Uses (MP)
- 62.031 Restrictions on Conditional Uses (MP)
- 64.030 Conditional Uses (MBP)
- 64.050 Lot Size for Permitted and Conditional Uses (MBP)
- 64.065 Setback Requirements for Conditional Uses (MBP)
- 68.030 Criteria for Designation of a Landmark
- 68.060 Demolition Criteria
- 68.070 Relocation Criteria
- 68.100 Alteration and New Construction Criteria
- 68.110 Alteration and New Construction Approval Process
- 73.130 Standards
- 73.160 Standards
- 73.190 Standards – Single-Family and Multi-Family Uses
- 73.220 Standards
- 73.227 Standards
- 73.230 Landscaping Standards
- 73.300 Landscape Standards – Multi-Family Uses
- 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses
- 73.320 Off-Street Parking Lot Landscaping Standards
- 73.470 Standards
- 73.500 Standards



City of Tualatin


www.tualatinoregon.gov

APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to:			
Name: Gretchen Stone		Title: Project Coordinator	
Company Name: CB Two Architects			
Current address: 500 Liberty Street SE, Suite 100			
City: Salem		State: OR	ZIP Code: 97301
Phone: (503) 480-8700	Fax: (503) 480-8701	Email: gretchen@cbtwoarchitects.com	
Applicant			
Name: Scott Miller		Company Name: Marquis Companies	
Address: 4560 SE International Way		Suite 100	
City: Milwaukie	State: OR	ZIP Code: 97222	
Phone: (971) 206-2330	Fax:	Email: smiller@marquiscompanies.com	
Applicant's Signature: <i>Scott T. Miller</i>		Date: 6-26-17	
Property Owner			
Name: Tualatin LTC Properties II, LLC			
Address: 4560 SE International Way		Suite 100	
City: Milwaukie	State: OR	ZIP Code: 97222	
Phone: (971) 206-2330	Fax:	Email: smiller@marquiscompanies.com	
Property Owner's Signature: <i>[Signature]</i>		Date: 6-30-17	
(Note: Letter of authorization is required if not signed by owner)			
Architect			
Name: CB Two Architects			
Address: 500 Liberty Street SE		Suite 100	
City: Salem	State: OR	ZIP Code: 97301	
Phone: (503) 480-8700	Fax: (503) 480-8701	Email: matts@cbtwoarchitects.com	
Landscape Architect			
Name:			
Address:			
City:	State:	ZIP Code:	
Phone:	Fax:	Email:	
Engineer			
Name: Emerio Design			
Address: 8285 Nimbus Avenue		Suite 180	
City: Beaverton	State: OR	ZIP Code: 97008	
Phone:	Fax:	Email:	
Project			
Project Title: Marquis Tualatin Cottages & Community Center			
Address: N/A			
City: Tualatin	State: CA	ZIP Code:	
Brief Project Description: Modification to AR-14-07 to allow for removal of a heritage tree due to risk of damage and safety in the event of its failure.			
Proposed Use: Property will be built out with cottage units as part of the Marquis Tualatin campus as proposed.			

Value of Improvements: Cost to remove tree is approximately \$4,750.00

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature: 

Date: 6-26-17

Office Use

Case No:	Date Received:	Received by:
Fee: Complete Review :	Receipt No:	
Application Complete as of:	ARB hearing date (if applicable):	
Posting Verification:	6 copies of drawings (folded)	
1 reproducible 8 1/2" X 11" vicinity map	1 reproducible 8 1/2" X 11" site, grading, LS, Public Facilities plan	
Neighborhood/Developer meeting materials		

ARCHITECTURAL REVIEW

I. GENERAL INFORMATION

Property Owner/Applicant	Tualatin LTC Properties II, LLC / Marquis Companies Scott Miller 4560 SE International Way, Suite 100 Milwaukie, OR 97222 (971) 206-2330
Applicant's Representative	CB Two Architects Gretchen Stone 500 Liberty Street SE, Suite 100 Salem, OR 97301 (503) 510-5510
Map and Tax Lot	2S1 23DD 00501& 502
Site Location	Southwestern quarter of the Marquis Tualatin senior housing campus located at the northwest corner of SW Boones Ferry Rd. and SW Sagert St.
Size	2.96 Acres for this phase
Zoning	RML
Pre-Application Meeting	January 25, 2017
Neighborhood Meeting	April 16, 2017
Request	Architectural Review for approval to remove two trees from final cottage phases.

II. INTRODUCTION

Project Description –

Marquis Companies, operator of the Marquis Tualatin senior housing development that is in its final few phases of construction, along with the property owner, Tualatin LTC Properties II, LLC, and CB Two Architects respectfully request that the City of Tualatin approve the submitted Architectural Review which will allow for the removal of two trees that were not identified for removal in previous land use approvals. The development team has been working with the City of Tualatin on the Marquis Tualatin senior housing campus for a decade. This request is limited to work within the third and fourth phases; 2.96 acres of the overall 12.65 acre campus and is specific to the removal of two trees to allow for completion of the development.

Marquis Tualatin's overall development plan allows seniors to age in place by offering a variety of residential options and support services. Construction of the development is occurring in phases with the post-acute rehabilitation, assisted living, community building and 34 independent cottage / duet units having been completed. The remaining 32 cottage units, the balance of the 66 cottage / duet type units approved through AR 14-07 and the community garden are in design or permitting now.

We are asking that the City of Tualatin consider a modification of AR 14-07 condition of approval AR 2.U.2, Tree Preservation to allow for the removal of the two specified trees. This request is a result of discoveries that have been made during the construction of previous phases and the design process for the final phases. Since the previous approvals we have determined that two trees initially intended for preservation will need to be removed to allow for completion of the approved development plan. These trees consist of: a heritage tree, tree #301, which is a 50" Douglas fir that is within a proposed building footprint of a future cottage unit and a perceived safety concern of residents and the Owner; and tree# 303, a 40" grand fir which is within the proposed building footprint of a future cottage unit. Both are identified on the provided Tree Preservation Plan and interfere with the development.

Site Description -

Both trees are located within the third and fourth cottage phase development area, which is generally the southwest quarter of the campus. Tree #301, a Douglas fir and a Heritage Tree, sits between future buildings with units 51/52 and 53/54. This tree is more than 250 feet north of SW Sagert and more than 400 feet from SW Boones Ferry, well within the Marquis Tualatin campus. Tree #303, the grand fir, sits where future units 65/66 are proposed, adjacent to SW Sagert Street. The Tree Preservation Plan provides more detail as to the location of the trees in relation to the development and proposed cottage units.

IV. PLANNING FINDINGS

A. Tree Removal and Preservation

TDC 34.230 Criteria

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

- (1) *An applicant must satisfactorily demonstrate that applicable criteria is met, in this case it is Criterion (c)*

"It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a subdivision or Partition Review."

RESPONSE: The criterion is met as follows:

Tree #301, a 50" Douglas fir and Heritage Tree is sitting within the building footprint of a proposed cottage building with units 63/64. The cottage has been sighted in this location to provide a larger community garden which increases usable green space within the campus. Redesign was pursued as a result of concerns about the tree's health and risk of failure. Potential for failure will have catastrophic consequences to residents and property. Recommendations by two consulting arborists for mitigation measures would reduce the risk of failure; however neither will guarantee that the proposed measures would assure the total health or longevity of the tree. The consequences and associated liability imposed will not be diminished if there is failure, despite the proposed mitigation recommendations. Furthermore, the proximity to future cottage buildings with units 51/52 and 53/54 creates construction challenges that may result in damage to the tree or its root system that cannot be reasonably avoided. The continued existence of the tree compromises the ability to successfully complete the development of the campus.

Tree #303, a 40" grand fir, is located within the proposed building footprint of future a cottage building. This tree must be removed in order for the units to be constructed.

The developer is working to satisfy the density requirements of AR14-07 Marquis Tualatin Cottages & Community Center, the trees need to be removed so that the proposed cottage buildings and associated units 51/52, 53/54 and 65/66 can be constructed as approved.

As noted, Marquis Companies, the developer of Marquis Tualatin, has been working with the City of Tualatin for nearly a decade on improvement of the Marquis Tualatin campus. The development team believes that the request is reasonable and necessary to allow for the successful completion of the approved master plan.

B. TDC 73.250 – TREE PRESERVATION

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

RESPONSE: Trees to be retained are shown on the Tree Preservation Plan.

(2) During the construction process:

(a) The owner or the owner's agents shall provide above and below ground protection of existing trees and plan materials identified to remain.

(b) Trees and plan materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.

(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in TDC 31.060.

(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip-line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.

(f) Tree root ends shall not remain exposed.

RESPONSE: Tree protection will be implemented to comply with City standards, and where necessary, under the direction of a qualified arborist.

(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

RESPONSE: Landscaping has been designed to incorporate the preserved trees into the overall plan.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is not landscape plan, then trees that are complementary with existing, nearby landscape materials. Native trees are encouraged.

RESPONSE: Landscaping will be provided as required. The provided landscaping will be consistent with the landscaping that has been implemented on previously completed phases. Landscaping plans will be included with the building permit plans as required for review for compliance by the applicable departments.

(5) Pruning for retained deciduous shade trees shall be in accordance with the National Arborist Association "Pruning Standards For Shade Trees," revised 1979.

RESPONSE: Pruning of retained deciduous shade trees will be done by a qualified professional and will comply with required standards.

V. CONCLUSION

The approval of the Architectural Review request is necessary for the successful completion of the Marquis Tualatin campus development as previously approved by AR14-07. The request is the minimum needed and will have no negative impacts to surrounding properties or the community as a whole. Moreover, this request provides greater benefit to the Marquis Tualatin residents by increasing useable green space and removed risk. Further, it allows for the development to meet the density requirements of previous approvals.

ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING



The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the Marquis Tualatin Cottages & Community Center (AR-17-0004) project, I hereby certify that on this day, June 15, 2017 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: Scott Miller, Marquis Companies
(PLEASE PRINT)

Applicant's Signature: 

Date: 6-20-17

No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
101	American chestnut	<i>Castanea dentata</i>	72	45	4	construction complete adjacent to tree	retain
102	American chestnut	<i>Castanea dentata</i>	2x18	34	3	construction complete adjacent to tree	retain
103	black locust	<i>Robinia pseudoacacia</i>	20	26	3	construction complete adjacent to tree	retain
104	black locust	<i>Robinia pseudoacacia</i>	2x16	32	3	construction complete adjacent to tree	retain
105	bigleaf maple	<i>Acer macrophyllum</i>	18	26	3	construction complete adjacent to tree	retain
106	catalpa	<i>Catalpa spp.</i>	40	28	4	construction complete adjacent to tree	retain
107	horse-chestnut	<i>Aesculus hippocastanum</i>	31	26	4	construction complete adjacent to tree; codominant stems and leaders, branch with included bark and end weight to parking lot is high risk	retain, safety prune or cable/brace
108	catalpa	<i>Catalpa spp.</i>	45	32	4	construction complete adjacent to tree	retain
109	catalpa	<i>Catalpa spp.</i>	45	28	4	construction complete adjacent to tree	retain
301	Douglas-fir	<i>Pseudotsuga menziesii</i>	56	22	4	codominant leaders present moderate risk potential	remove
302	beech	<i>Fagus spp.</i>	44	28	4	on property boundary	retain
303	grand fir	<i>Abies grandis</i>	44	16	4	broken leader	?
304	catalpa	<i>Catalpa spp.</i>	38	28	4	moderate crown structure, asymmetry	?

existing sanitary line close to tree should be left in place to avoid root zone disturbance

plot dripline on site plan -- can tree be protected at this distance or is encroachment for building planned?

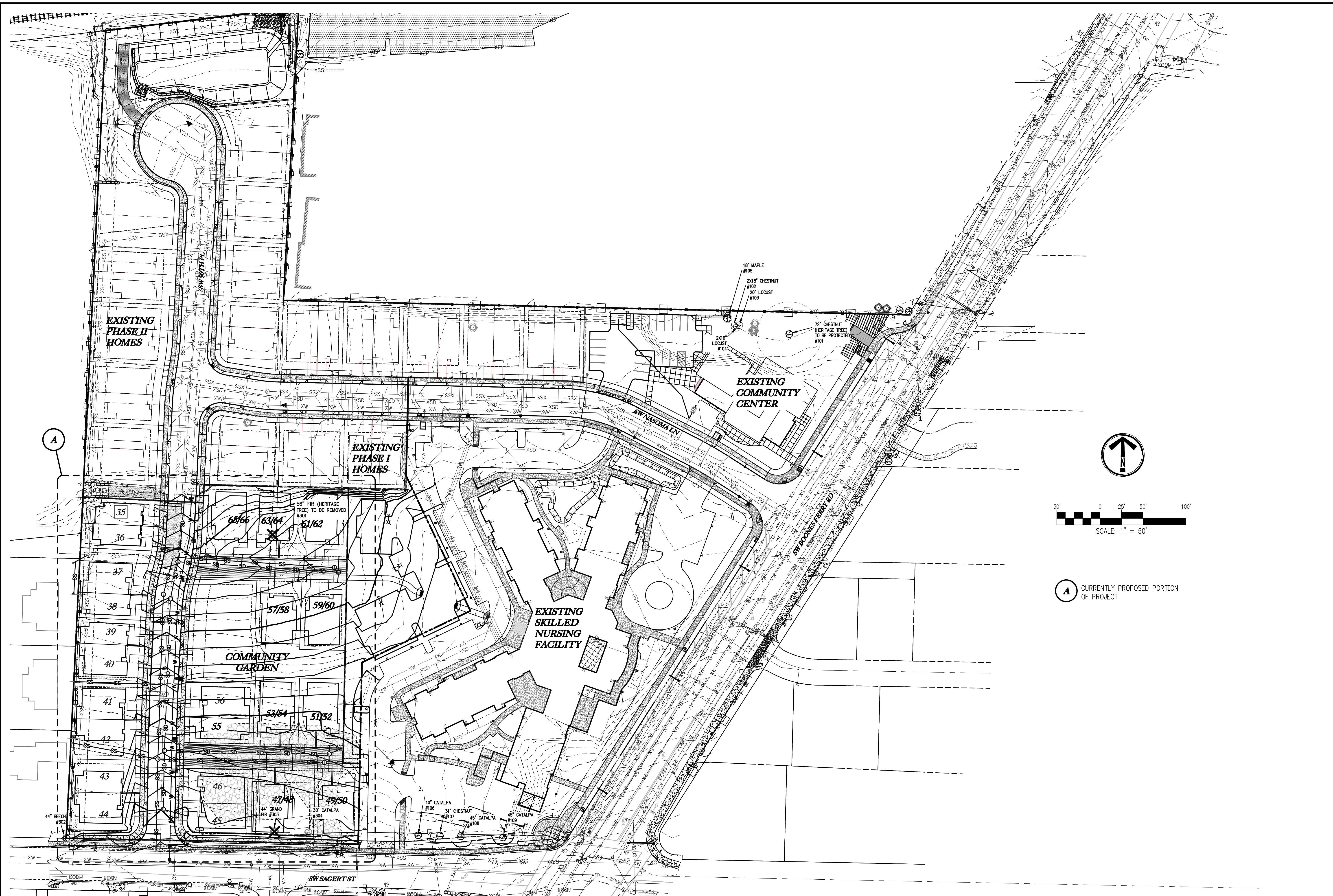
plot dripline on site plan -- can tree be protected at this distance or is encroachment for building planned?

¹DBH is tree diameter measured at 4.5-feet above the ground level in inches; multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated with an asterisk (quantity x size).

²C-Rad is crown radius measured in feet.

³Cond is an arborist assigned rating to generally describe the condition of individual trees as follows-

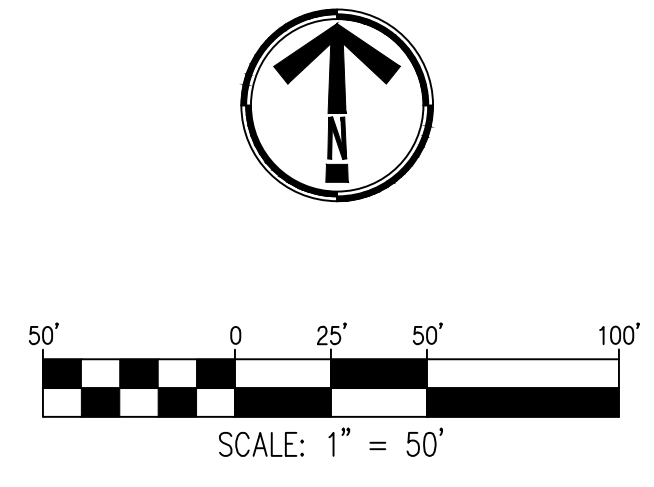
1: Dead / Hazardous; 2: Poor Condition; 3: Fair Condition; 4: Good Condition; and 5: Excellent Condition



**MARQUIS TUALATIN RESIDENTIAL
PHASE 3
TAX LOT 500 & 502
SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
CITY OF TUALATIN, OREGON**

**MARQUIS TUALATIN
TREE EXHIBIT**

NO.	DATE	REVISIONS DESCRIPTION



A CURRENTLY PROPOSED PORTION OF PROJECT

EMERIO
Design
8285 SW ANIBUS AVE, SUITE 180
BEAVERTON, OREGON 97008
PHONE: (503) 639-9592
FAX: (503) 639-9592
www.emeriodesign.com

CITY OF TUALATIN FACT SHEET

General

Proposed use:					
Site area:	2.95	acres	Building footprint:	40,345	sq. ft.
Development area:	1.8	acres	Paved area:	38,302	sq. ft.
	78,647	Sq. ft.	Development area coverage:	61	%

Parking

Spaces required (see TDC 73.400) N/A (example: warehouse @ 0.3/1000 GFA) _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ Total parking required: N/A spaces ADA accessible = _____ Van pool = _____ Compact = (max. 35% allowed) = Loading berths = N/A	Spaces provided: Total parking provided: N/A spaces Standard = _____ ADA accessible = _____ Van pool = _____ Compact = _____ Loading berths = _____
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Bicycles

Covered spaces required: N/A	Covered spaces provided: N/A
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Landscaping

Landscaping required: <u>25</u> % of dvpt. area 32,151 Square feet	Landscaping provided: <u>39</u> % of dvpt. area 49,958 Square feet
Landscaped parking island area required: %	Landscaped parking island area provided: N/A %

Trash and recycling facility

Minimum standard method: N/A square feet	
Other method:	square feet

For commercial/industrial projects only

Total building area:	N/A	sq. ft.	2 nd floor:	sq. ft.
Main floor:		sq. ft.	3 rd floor:	sq. ft.
Mezzanine:		sq. ft.	4 th floor:	sq. ft.

For residential projects only

Number of buildings: 16	Total sq. ft. of buildings: 55,411 sq. ft.
Building stories: 1 & 2	



Clean Water Services File Number

17-002337

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Washington County

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S1 23DD 00501 & 502

3. Owner Information

Name: Scott Miller (Contact)

Company: Tualatin LTC Properties, LLC

Address: 4560 SE International Way, Suite 100

City, State, Zip: Milwaukie, OR 97222

Phone/Fax: (971) 206-2330

E-Mail: smiller@marquiscompanies.com

OR Site Address:

City, State, Zip: Tualatin, OR

Nearest Cross Street: _____

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment Minor Land Partition
- Residential Condominium Commercial Condominium
- Residential Subdivision Commercial Subdivision
- Single Lot Commercial Multi Lot Commercial

Other Minor Architectural Review (MAR) - minor changes to approved "lot" configurations due to a change in site size.

5. Applicant Information

Name: Gretchen Stone

Company: CB Two Architects

Address: 500 Liberty Street SE, Suite 100

City, State, Zip: Salem, OR 97301

Phone/Fax: (503) 480-8700

E-Mail: gretchen@cbtwoarchitects.com

6. Will the project involve any off-site work? Yes No Unknown

Location and description of off-site work _____

7. Additional comments or information that may be needed to understand your project Changes to lot configuration and shifting of approved unit types due to site size being reduced as a result of a PLA. There are no changes to the total number of approved units.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Gretchen Stone

Print/Type Title Project Coordinator

Signature _____

Date 7.11.17

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 17-05, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 17-05, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by _____

Laurie Bunce

Date 07/13/17

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



- UNIT 1 & 3 (A/C) CONFIGURATION
- UNIT 2 & 2 (B/B) CONFIGURATION
- UNIT 1 & 1 (A/A) CONFIGURATION
- UNIT 1 & 2 (A/B) CONFIGURATION
- UNIQUE DESIGN MULTIFAMILY UNITS (D/E)

* CHANGED TYPE FROM ONE PREVIOUSLY APPROVED TO ANOTHER PREVIOUSLY APPROVED

LOTS WITH ADDITIONAL ORNAMENT

PREVIOUS PHASES

PHASE 1	PHASE 2
2 E	17 N
12 E	18 S
	27 N

CURRENT PHASES

PHASE 3	PHASE 4
36 S	N/A
37 N	
44 S	
45 S	
46 N	
53 S	
65 S	

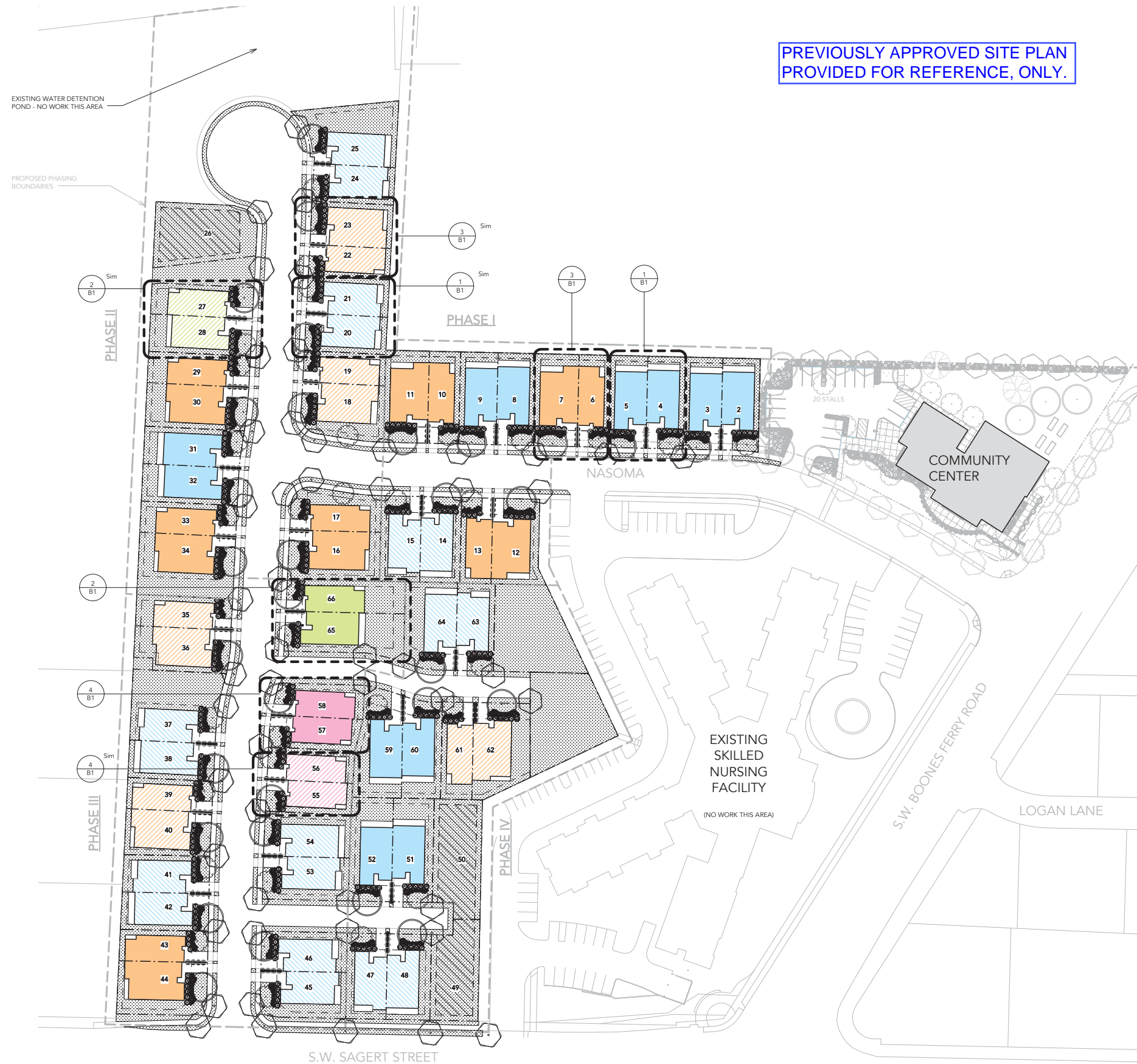
NOTE: 2 STORY UNIT ON LOT 65/66 TO BE "ALTERNATE TYPE" TO ACCOMMODATE ORNAMENTATION REQUIREMENTS.

OVERALL SITE PLAN PHASE 3 & 4

1" = 100'-0"

PREVIOUSLY APPROVED SITE PLAN PROVIDED FOR REFERENCE, ONLY.

LEGEND			
	UNIT 1 & 3 CONFIGURATION		UNIT 1 & 2 ALTERNATE
	UNIT 1 & 3 ALTERNATE		UNIQUE DESIGN MULTIFAMILY UNITS
	UNIT 2 & 2 CONFIGURATION		POTENTIAL FUTURE PROPERTY LINES
	UNIT 2 & 2 ALTERNATE		POTENTIAL FUTURE SETBACK LINES
	UNIT 1 & 1 CONFIGURATION		OCTOBER GLORY RED MAPLE
	UNIT 1 & 1 ALTERNATE		KATSURA TREE
	UNIT 1 & 2 CONFIGURATION		CAPITAL FLOWERING PEAR OR WHITE CREPE MYRTLE
			GRASS
			BARK MULCH
			SEE ENLARGED LANDSCAPE PLANS FOR INDICATION OF SHRUBS



1 OVERALL LANDSCAPE PLAN
1" = 50'-0"

OVERALL LANDSCAPE PLAN

A2

CONCEPTUAL

MARQUIS TUALATIN COTTAGES & COMMUNITY CENTER

MAY 20, 2014

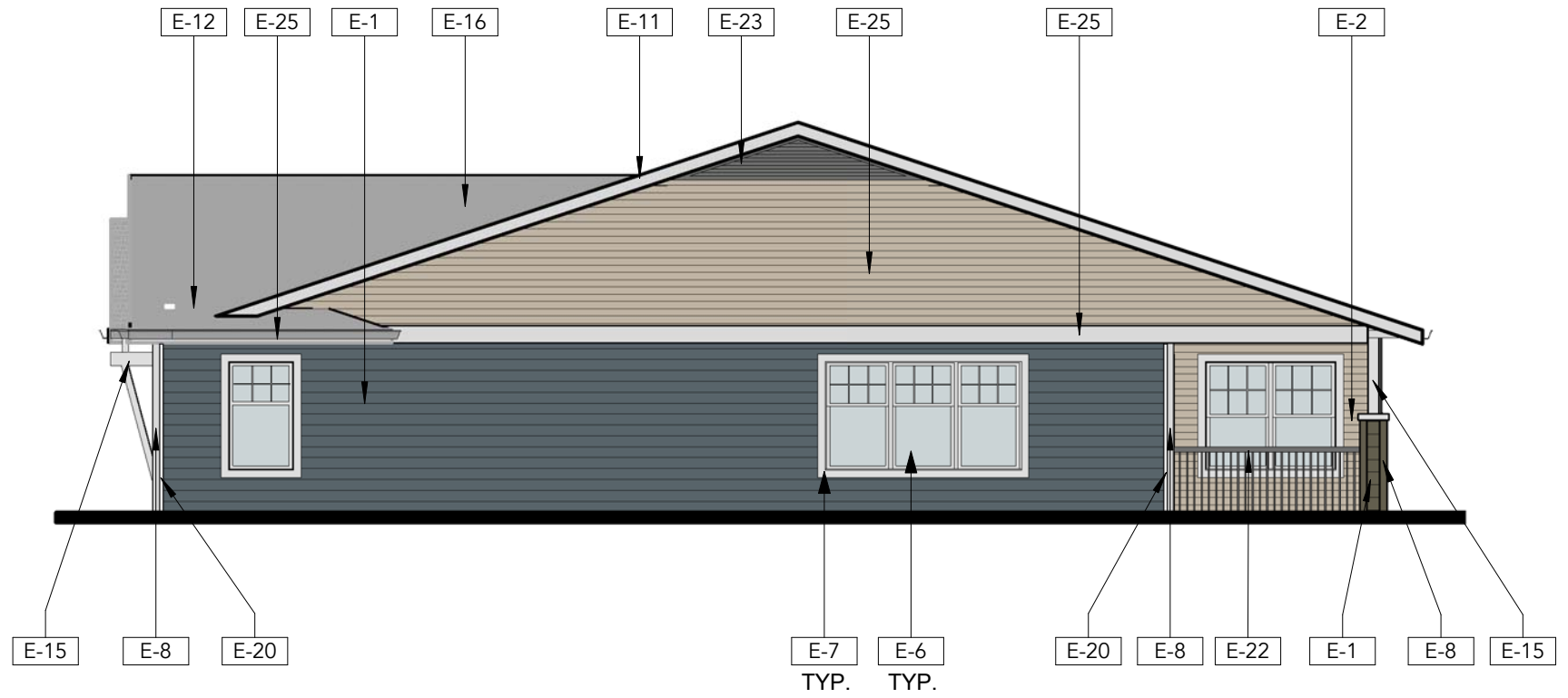


MARQUIS COMPANIES

CB Two ARCHITECTS
A LIMITED LIABILITY COMPANY

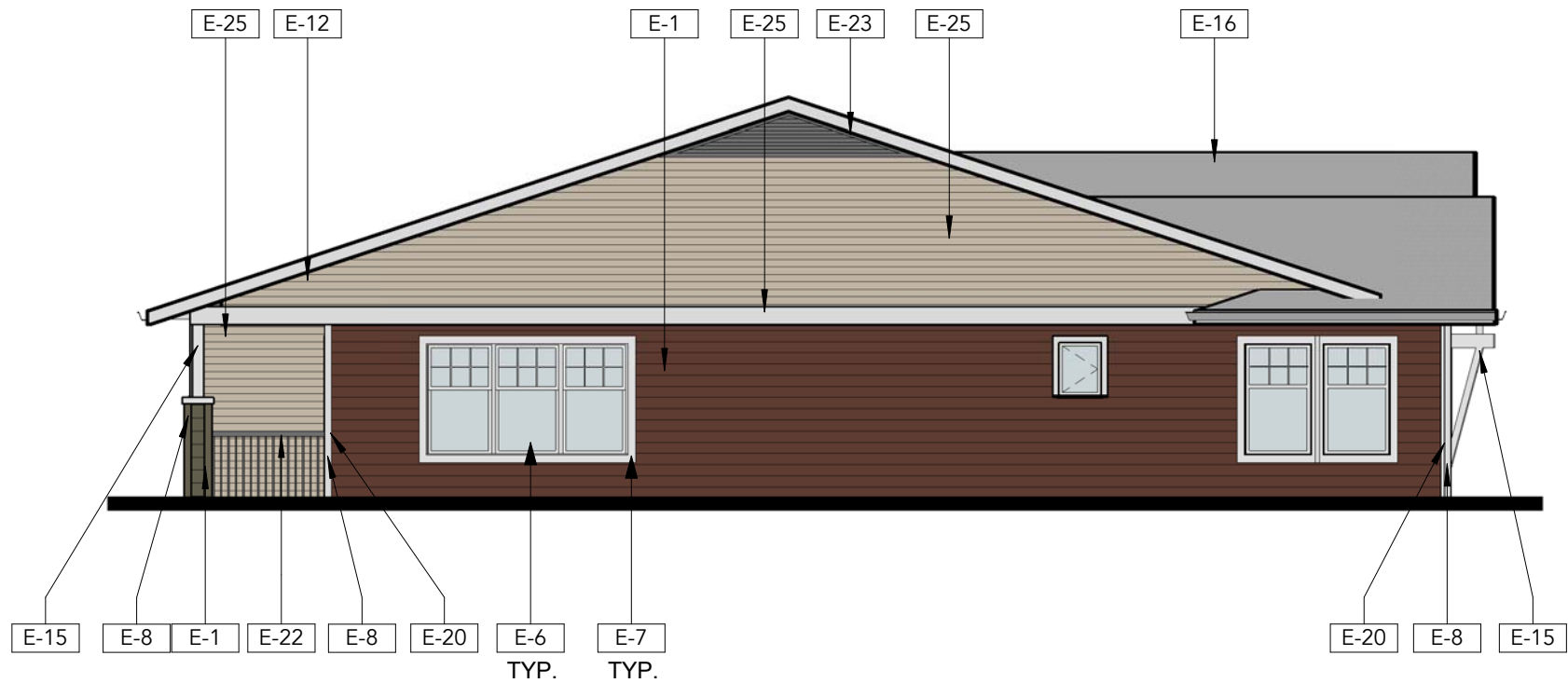
500 Liberty Street SE, Suite 100 / Salem, Oregon 97301
Ph: 503.480.8700 / Fx: 503.480.8701

KEY NOTE LEGEND	
KEY NOTE #	DESCRIPTION
E-1	EXTERIOR FIBER CEMENT SIDING - HORIZONTAL LAP WITH 7" EXPOSURE WIDTH, RUSTIC CEDAR FINISH
E-2	EXTERIOR FIBER CEMENT SIDING - HORIZONTAL LAP WITH 4" EXPOSURE WIDTH, SMOOTH FINISH
E-6	WINDOW PER SCHEDULE
E-7	1x4 FIBER CEMENT WINDOW TRIM
E-8	1x4 EXTERIOR CORNER BUILDING TRIM
E-11	2x8 BARGE BOARD WITH DECORATIVE TRIM (CUT ENDS PRIMED)
E-12	2x8 FASCIA BOARD WITH DECORATIVE TRIM (CUT ENDS PRIMED)
E-15	DECORATIVE WOOD POST, KNEE BRACE, BEAM - ARCHITECTURAL GRADE CEDAR
E-16	30 YEAR ARCHITECTURAL COMPOSITION SHINGLE ROOFING
E-20	DOWNSPOUT
E-22	DECK RAILING (TREX)
E-23	DECORATIVE GABLE END VENT
E-25	1X8 BELLY BAND (CUT ENDS PRIMED)



TYP. UNIT A

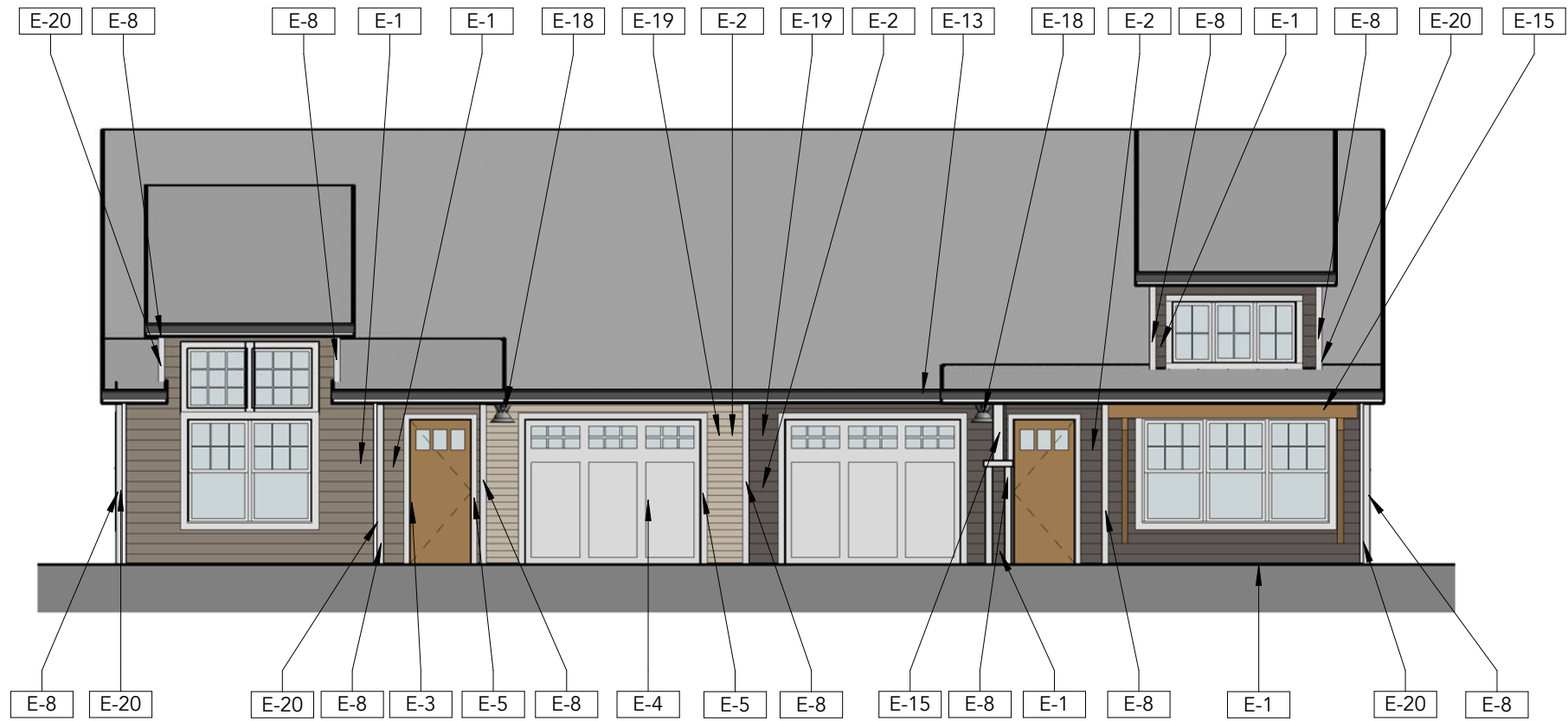
1/8" = 1'-0"



TYP. UNIT C

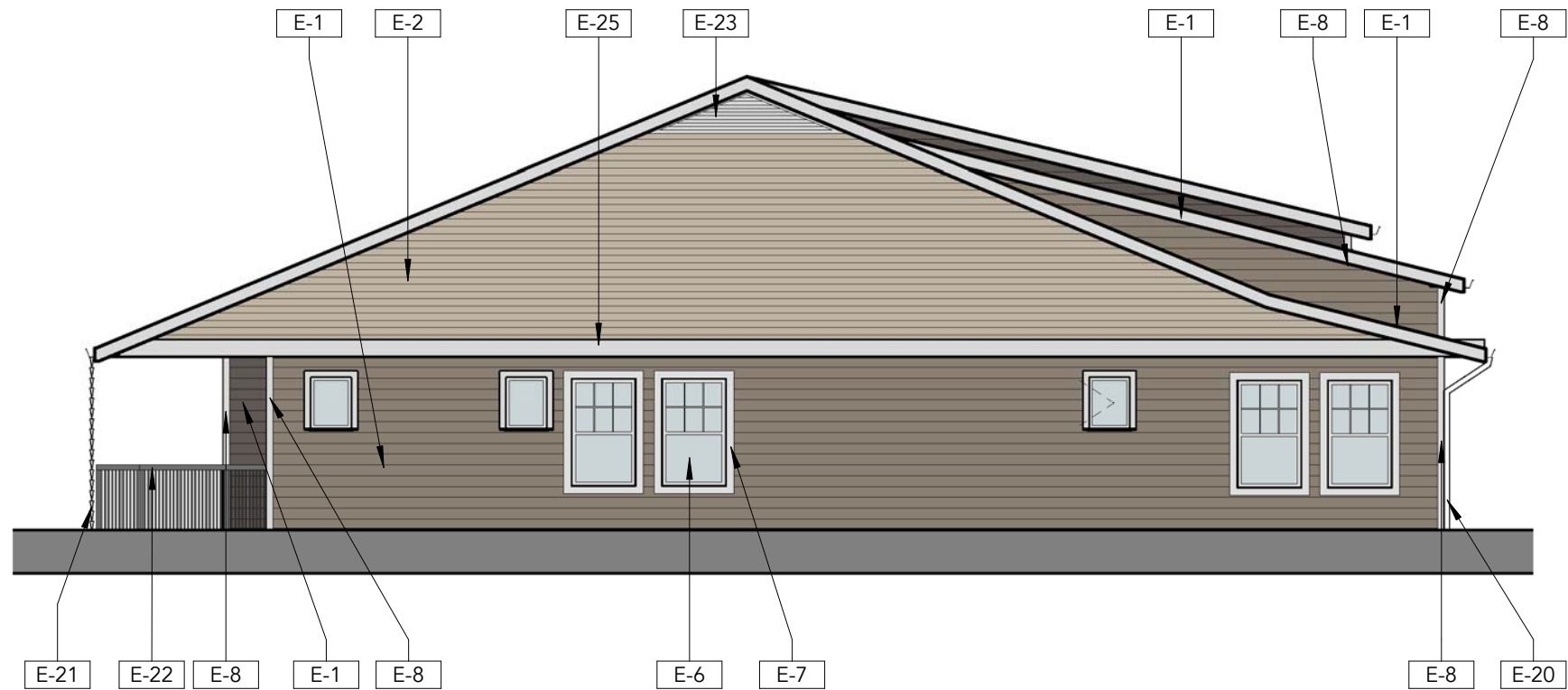
1/8" = 1'-0"

KEY NOTE LEGEND	
KEY NOTE #	DESCRIPTION
E-1	EXTERIOR FIBER CEMENT SIDING - HORIZONTAL LAP WITH 7" EXPOSURE WIDTH, RUSTIC CEDAR FINISH
E-2	EXTERIOR FIBER CEMENT SIDING - HORIZONTAL LAP WITH 4" EXPOSURE WIDTH, SMOOTH FINISH
E-3	DOOR PER SCHEDULE
E-4	GARAGE DOOR PER SCHEDULE
E-5	1x4 FIBER CEMENT DOOR TRIM
E-6	WINDOW PER SCHEDULE
E-7	1x4 FIBER CEMENT WINDOW TRIM
E-8	1x4 EXTERIOR CORNER BUILDING TRIM
E-13	PRE-FINISHED ALUMINUM GUTTER - BOX STYLE (K STYLE NOT ACCEPTABLE) *FIELD PAINTED ACCEPTABLE AS ALTERNATE
E-15	DECORATIVE WOOD POST, KNEE BRACE, BEAM - ARCHITECTURAL GRADE CEDAR
E-18	DARK BRONZE LIGHT FIXTURE
E-19	ADDRESS SIGNAGE - PRE-FINISHED CUT ALUMINUM LETTERS, APPROXIMATELY 6" TALL. FONT SHALL BE FINALIZED BY OWNER. LOCATION, SIZE, AND ADDRESS SHALL BE APPROVED BY FIRE DEPARTMENT.
E-20	DOWNSPOUT
E-21	RAIN CHAIN
E-22	DECK RAILING (TREX)
E-23	DECORATIVE GABLE END VENT
E-25	1X8 BELLY BAND (CUT ENDS PRIMED)



TYP. UNIT PAIR B-B

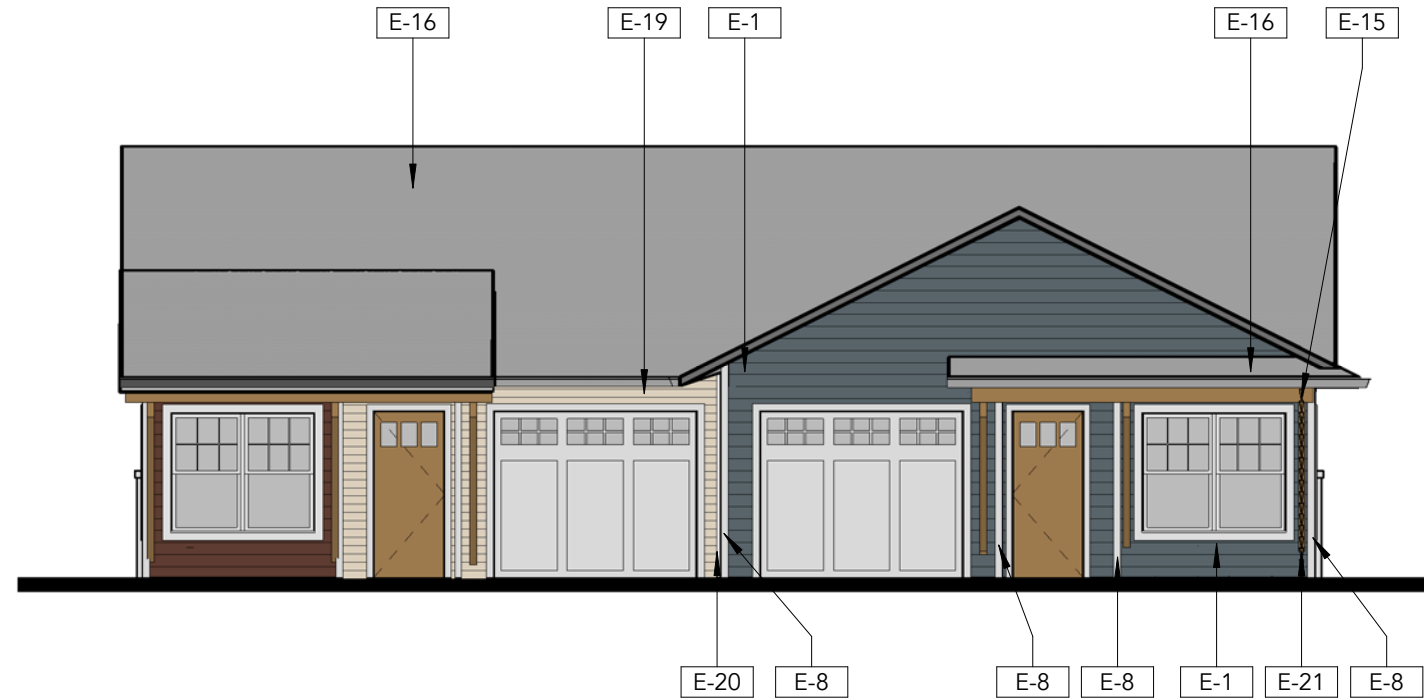
1/8" = 1'-0"



TYP. UNIT PAIR B-B

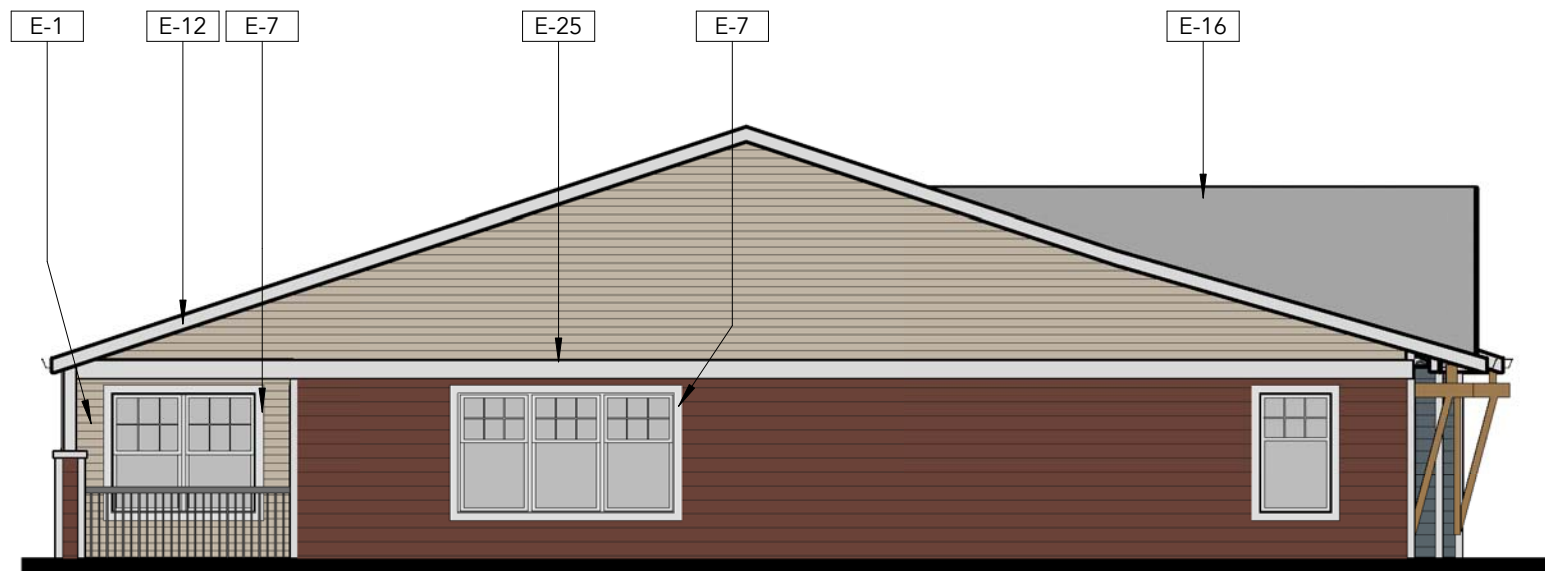
1/8" = 1'-0"

KEY NOTE LEGEND	
KEY NOTE #	DESCRIPTION
E-1	EXTERIOR FIBER CEMENT SIDING - HORIZONTAL LAP WITH 7" EXPOSURE WIDTH, RUSTIC CEDAR FINISH
E-7	1x4 FIBER CEMENT WINDOW TRIM
E-8	1x4 EXTERIOR CORNER BUILDING TRIM
E-12	2x8 FASCIA BOARD WITH DECORATIVE TRIM (CUT ENDS PRIMED)
E-15	DECORATIVE WOOD POST, KNEE BRACE, BEAM - ARCHITECTURAL GRADE CEDAR
E-16	30 YEAR ARCHITECTURAL COMPOSITION SHINGLE ROOFING
E-19	ADDRESS SIGNAGE - PRE-FINISHED CUT ALUMINUM LETTERS, APPROXIMATELY 6" TALL. FONT SHALL BE FINALIZED BY OWNER. LOCATION, SIZE, AND ADDRESS SHALL BE APPROVED BY FIRE DEPARTMENT.
E-20	DOWNSPOUT
E-21	RAIN CHAIN
E-25	1X8 BELLY BAND (CUT ENDS PRIMED)



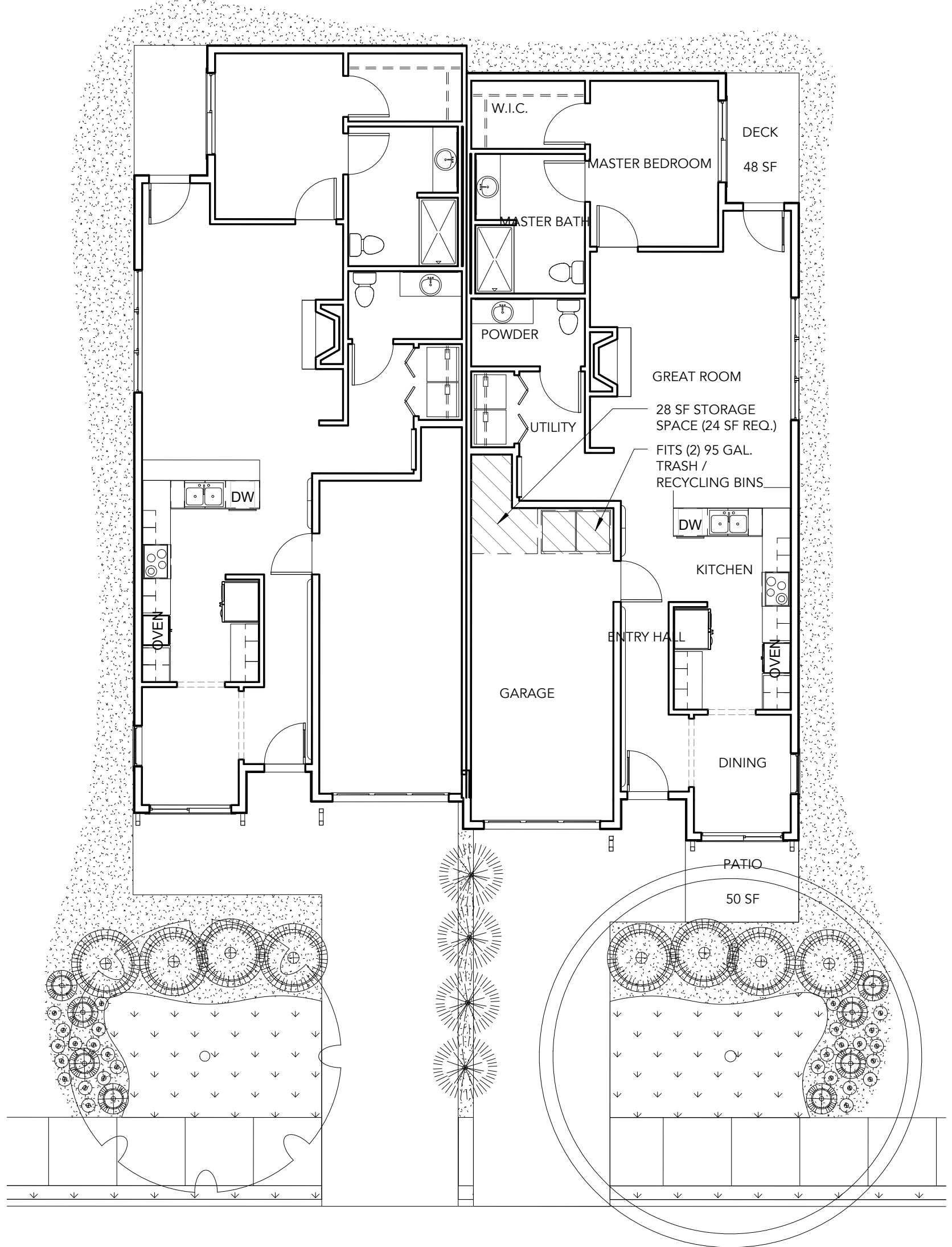
UNIT PAIR A-A FRONT

1/8" = 1'-0"



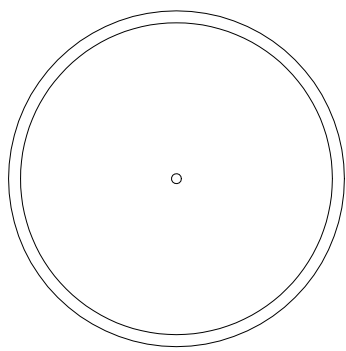
UNIT A-A SIDE

1/8" = 1'-0"

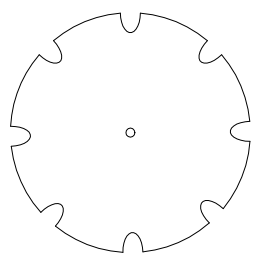


UNIT PAIR A-A LANDSCAPE PLAN

1/8" = 1'-0"



KATSURA TREE



CAPITAL FLOWERING PEAR OR WHITE CREPE MYRTLE



RHODODENDRON, HYDRANGEA, & LAVENDER SHRUB VARIETIES



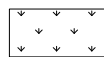
BOXWOOD SHRUB VARIETIES



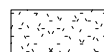
TALL GRASSES: ICE DANCER SEDGE & BLUE OAT GRASS



PERENNIAL GROUND COVER VARIETIES: BERGENIA & LENTEN ROSE



GRASS



BARK MULCH

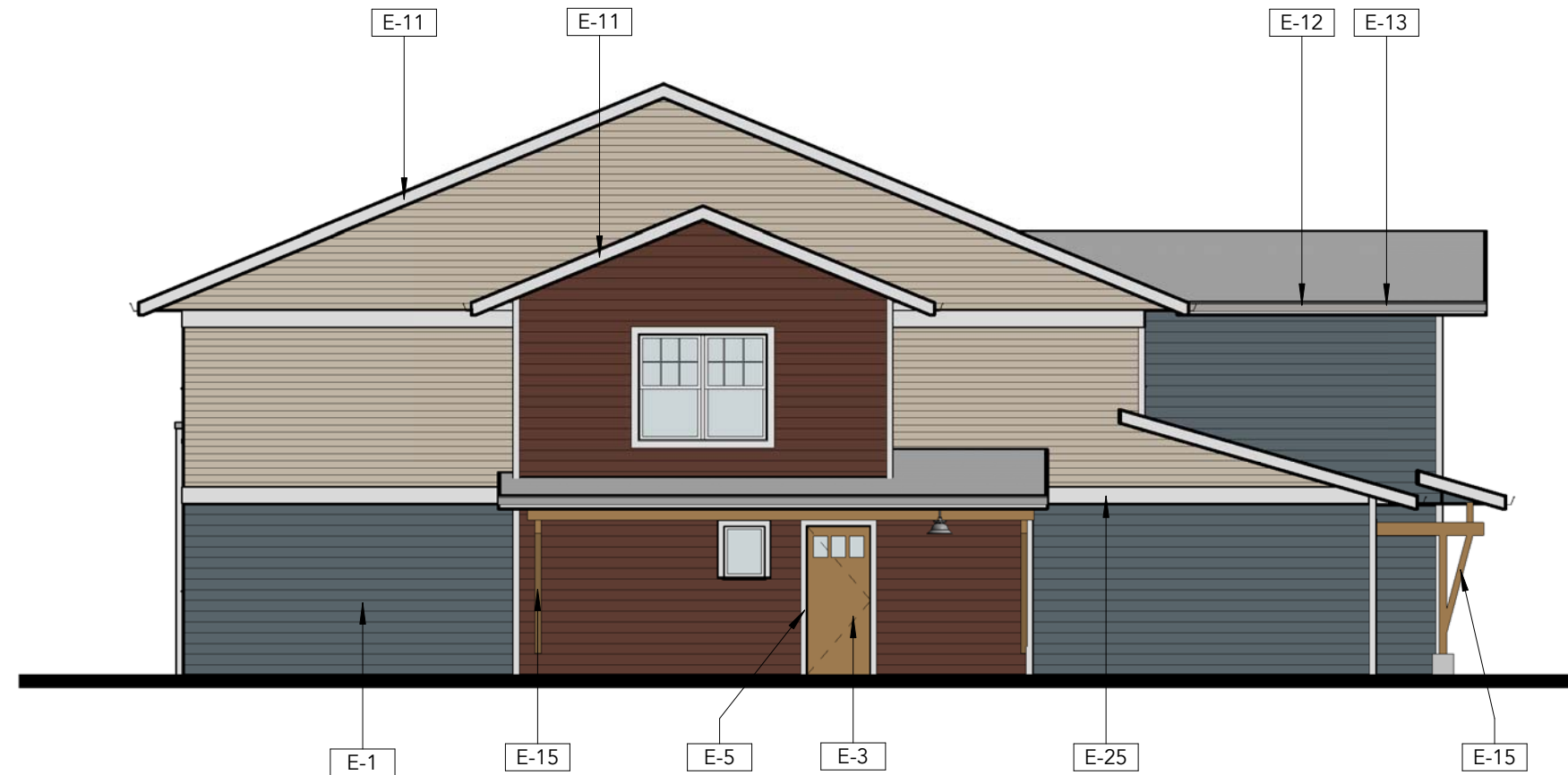
PLANT MATERIALS LEGEND

KEY NOTE LEGEND	
KEY NOTE #	DESCRIPTION
E-1	EXTERIOR FIBER CEMENT SIDING - HORIZONTAL LAP WITH 7" EXPOSURE WIDTH, RUSTIC CEDAR FINISH
E-2	EXTERIOR FIBER CEMENT SIDING - HORIZONTAL LAP WITH 4" EXPOSURE WIDTH, SMOOTH FINISH
E-3	DOOR PER SCHEDULE
E-4	GARAGE DOOR PER SCHEDULE
E-5	1x4 FIBER CEMENT DOOR TRIM
E-8	1x4 EXTERIOR CORNER BUILDING TRIM
E-11	2x8 BARGE BOARD WITH DECORATIVE TRIM (CUT ENDS PRIMED)
E-12	2x8 FASCIA BOARD WITH DECORATIVE TRIM (CUT ENDS PRIMED)
E-13	PRE-FINISHED ALUMINUM GUTTER - BOX STYLE (K STYLE NOT ACCEPTABLE) *FIELD PAINTED ACCEPTABLE AS ALTERNATE
E-15	DECORATIVE WOOD POST, KNEE BRACE, BEAM - ARCHITECTURAL GRADE CEDAR
E-16	30 YEAR ARCHITECTURAL COMPOSITION SHINGLE ROOFING
E-25	1X8 BELLY BAND (CUT ENDS PRIMED)



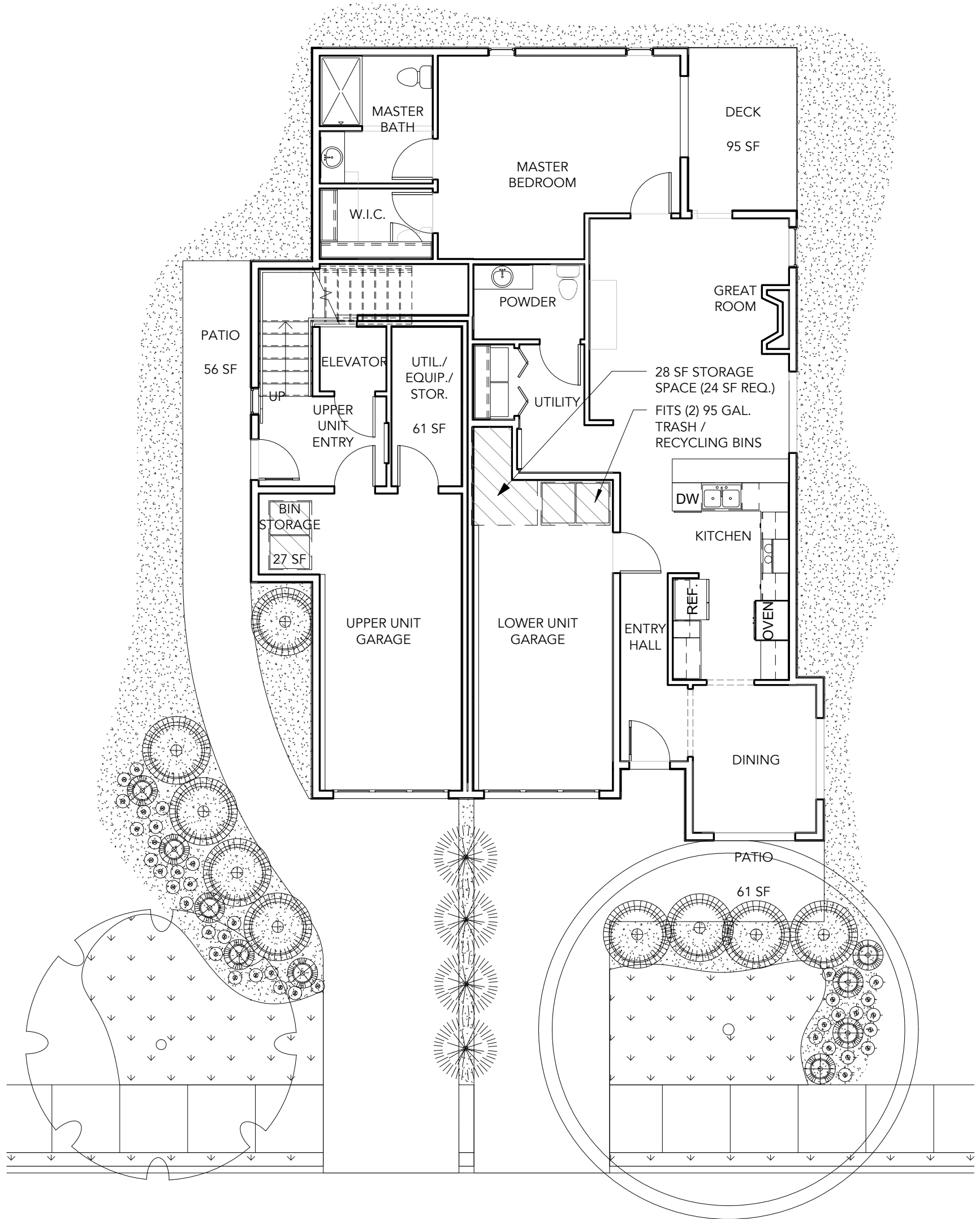
D/E - FRONT

1/8" = 1'-0"



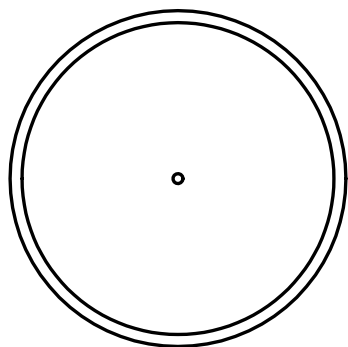
D/E - LEFT

1/8" = 1'-0"

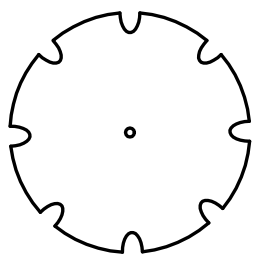


UNIT D/E TYPICAL LANDSCAPE PLAN

1/8" = 1'-0"



KATSURA TREE



CAPITAL FLOWERING PEAR OR WHITE CREPE MYRTLE



RHODODENDRON, HYDRANGEA, & LAVENDER SHRUB VARIETIES



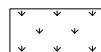
BOXWOOD SHRUB VARIETIES



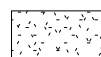
TALL GRASSES: ICE DANCER SEDGE & BLUE OAT GRASS



PERENNIAL GROUND COVER VARIETIES: BERGENIA & LENTEN ROSE



GRASS



BARK MULCH

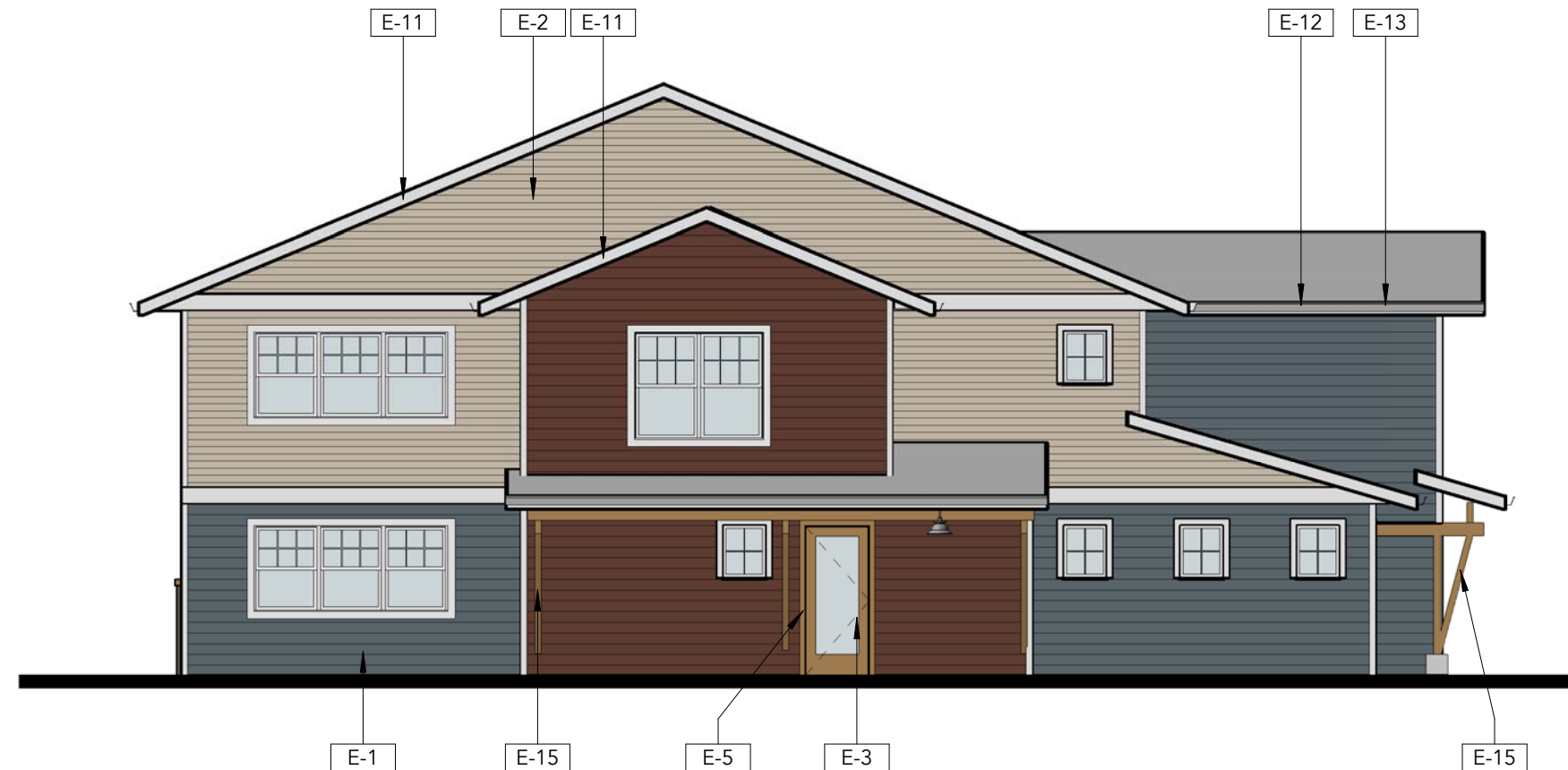
PLANT MATERIALS LEGEND

KEY NOTE LEGEND	
KEY NOTE #	DESCRIPTION
E-1	EXTERIOR FIBER CEMENT SIDING - HORIZONTAL LAP WITH 7" EXPOSURE WIDTH, RUSTIC CEDAR FINISH
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E-3	DOOR PER SCHEDULE
E-4	GARAGE DOOR PER SCHEDULE
E-5	1x4 FIBER CEMENT DOOR TRIM
E-6	WINDOW PER SCHEDULE
E-7	1x4 FIBER CEMENT WINDOW TRIM
E-8	1x4 EXTERIOR CORNER BUILDING TRIM
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E-13	PRE-FINISHED ALUMINUM GUTTER - BOX STYLE (K STYLE NOT ACCEPTABLE) *FIELD PAINTED ACCEPTABLE AS ALTERNATE
E-15	DECORATIVE WOOD POST, KNEE BRACE, BEAM - ARCHITECTURAL GRADE CEDAR
E-16	30 YEAR ARCHITECTURAL COMPOSITION SHINGLE ROOFING



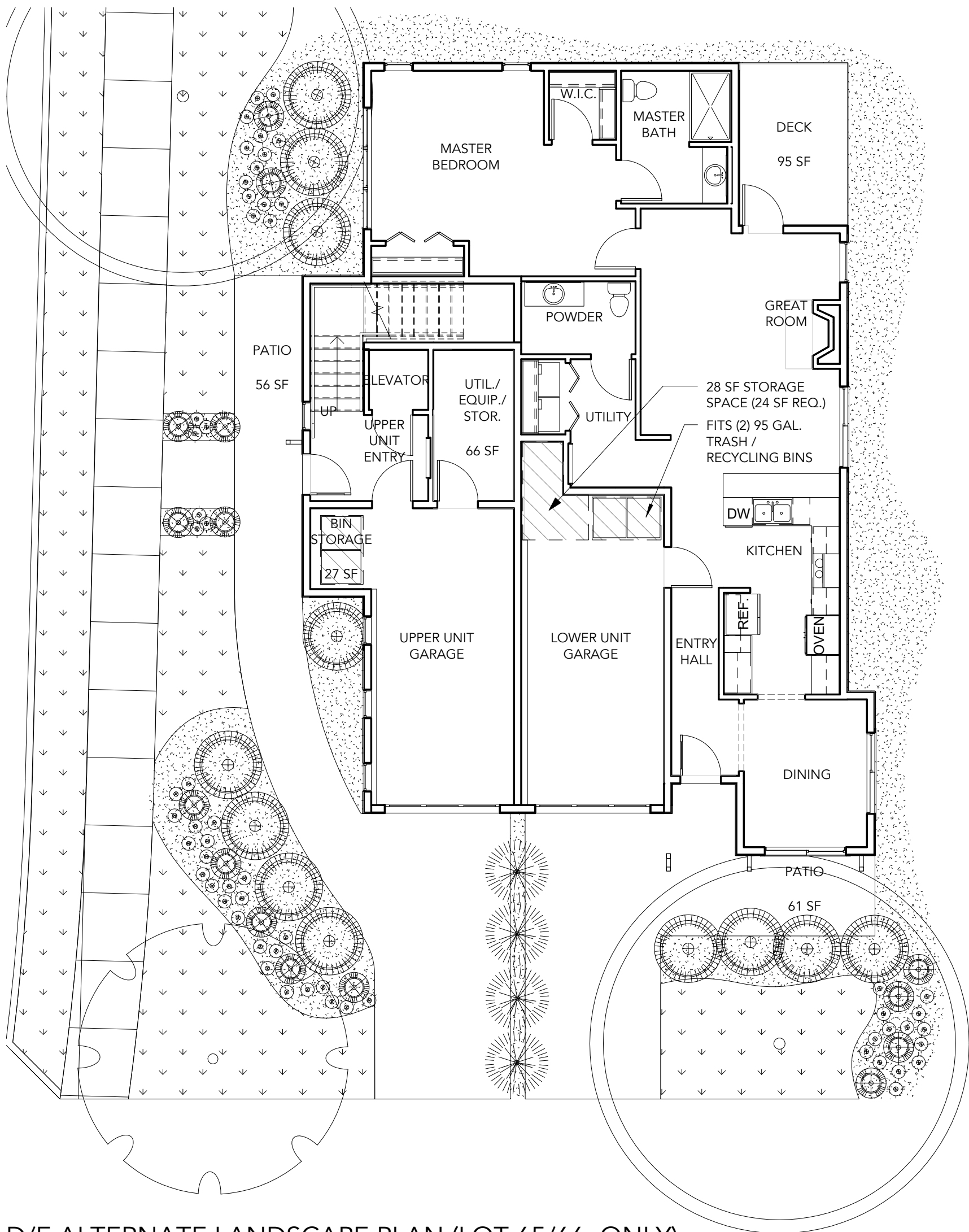
D/E ALTERNATE - FRONT (LOT 65/66, ONLY)

1/8" = 1'-0"



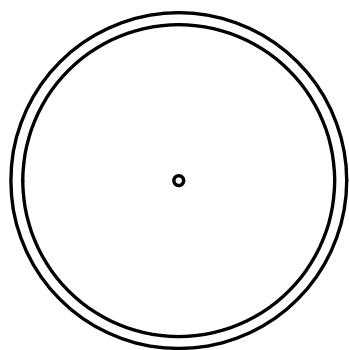
D/E ALTERNATE - LEFT (LOT 65/66, ONLY)

1/8" = 1'-0"

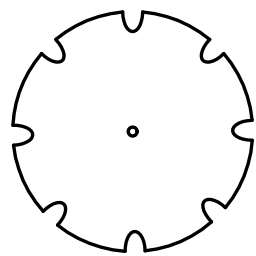


D/E ALTERNATE LANDSCAPE PLAN (LOT 65/66, ONLY)

1/8" = 1'-0"



KATSURA TREE



CAPITAL FLOWERING PEAR OR WHITE CREPE MYRTLE



RHODODENDRON, HYDRANGEA, & LAVENDER SHRUB VARIETIES



BOXWOOD SHRUB VARIETIES



TALL GRASSES: ICE DANCER SEDGE & BLUE OAT GRASS



PERENNIAL GROUND COVER VARIETIES: BERGENIA & LENTEN ROSE



GRASS



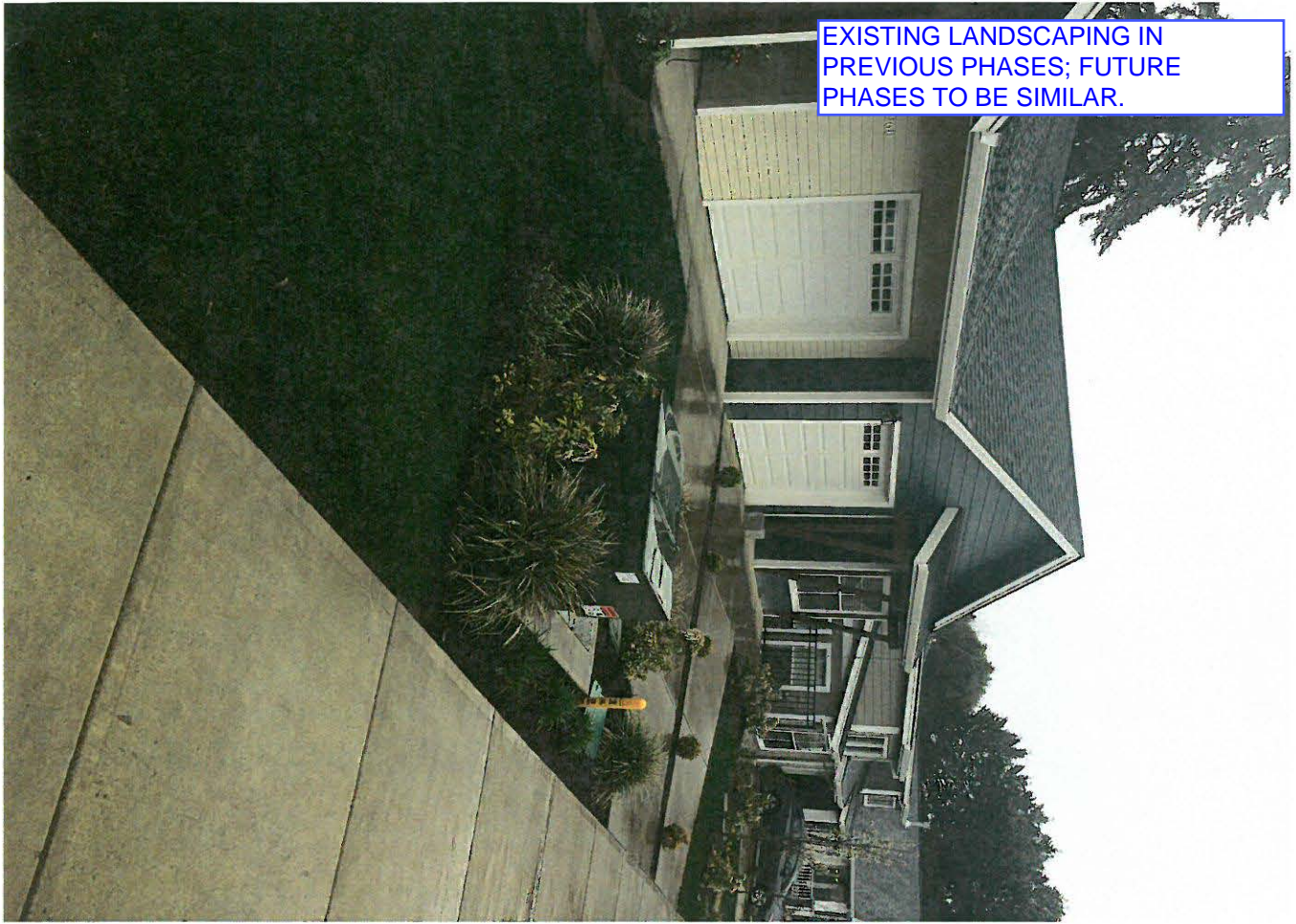
BARK MULCH

PLANT MATERIALS LEGEND

EXISTING LANDSCAPING IN
PREVIOUS PHASES; FUTURE
PHASES TO BE SIMILAR.



EXISTING LANDSCAPING IN PREVIOUS PHASES; FUTURE PHASES TO BE SIMILAR.



AR17-0004

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.