



City of Tualatin

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November 7, 2018

ARCHITECTURAL REVIEW DECISION

AR-18-0003

**** APPROVAL WITH CONDITIONS ****

Case #:	AR-18-0003
Project:	South Lake Center
Location:	16885 SW 65th Avenue, Lake Oswego; Tax Lot 2S1 13AD 00600
Applicant/Owner:	Inspired Architecture, LLC/South Lake Center, LLC
Applicant/Rep.:	Quince Sterry, Inspired Architecture, LLC, Eugene, OR, q@qsterry.com

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I. INTRODUCTION

A. Project Description

The applicant, Inspired Architecture, LLC, proposes façade improvements to an existing 35,858-square-foot building (Pad A) on the northwest corner of the South Lake Center commercial development. This building was reviewed and approved through AR85-24 and was constructed in 1986. The applicant proposes to make modifications to the building's existing façade to freshen and modernize the greater shopping center's architectural appearance. Proposed updates include increased sign bands and refreshed stucco along the north and west elevations. Storefront updates that include brick, stucco, and metal roofing are proposed along the south and east elevations.

No changes are proposed to the existing pedestrian and vehicle circulation, parking, and landscaping located at South Lake Center.

B. Previous Related Land Use Actions

The South Lake Center site has been subject to the previous land use actions:

AR-85-24	South Lake Center development (Pad A) including Pad B (now Panda Express)
AR-86-01	South Lake Center Master Plan (includes Pad A and B approved in AR-85-24 and two additional building pads – Pad C (now Fuddrucker's) and Pad D (now Baja Fresh and under separate ownership))
AR-86-13	South Lake Center Master Plan amendment to Pad B to include drive-through
AR-86-14	Fuddrucker's Restaurant, Pad C
AR-86-25	Master Sign Band Guidelines
AR-86-35	First Interstate Bank building, Pad B (now Panda Express)
AR-99-44	Remodel of Pad B from drive-through bank to real estate building
AR-00-29	Baja Fresh, Pad D
AR-01-30	Baja Fresh addition, Pad D
AR-08-20	Demo of Pad B and new Panda Express building

C. Site Description

South Lake Center, is located on approximately 3.82-acres and is developed with three buildings (see Figure 1, below). A fourth building, under separate ownership, is part of the overall South Lake Center development and is located on approximately 1.58 acres in the southwest corner of the site (Tax Lot 2S113DA00100). The subject building is located on Tax Lot 2S113AD00600. The 3.82 acre portion of South Lake Center is located on Tax Lots: 2S113AD00600, 2S113AD00601, and 2S113DA01500.

The site is generally flat with minor grade changes. The commercial site is located north of Lower Boones Ferry Road (Major Arterial - ODOT). Access to the entire site is provided by two driveways located off of SW 65th Avenue (Commercial Connector - Tualatin). Interstate-5 is located west of the site. Trimet Line 96 service is available 0.33 miles away, near SW 72nd Avenue and SW Boones Ferry Road.

The subject site and surrounding properties are located in the City of Tualatin's General Commercial (CG) Planning District. Adjacent land uses are:

North: General Commercial (CG)

- Single-story office building at 17685 SW 65th Avenue
- Single-story Igi office building at 6700 SW Bradbury Court

East: General Commercial (CG)

- Meridian Square shopping center: Dick's Sporting Goods, Safeway, Starbucks, and multi-tenant retail building

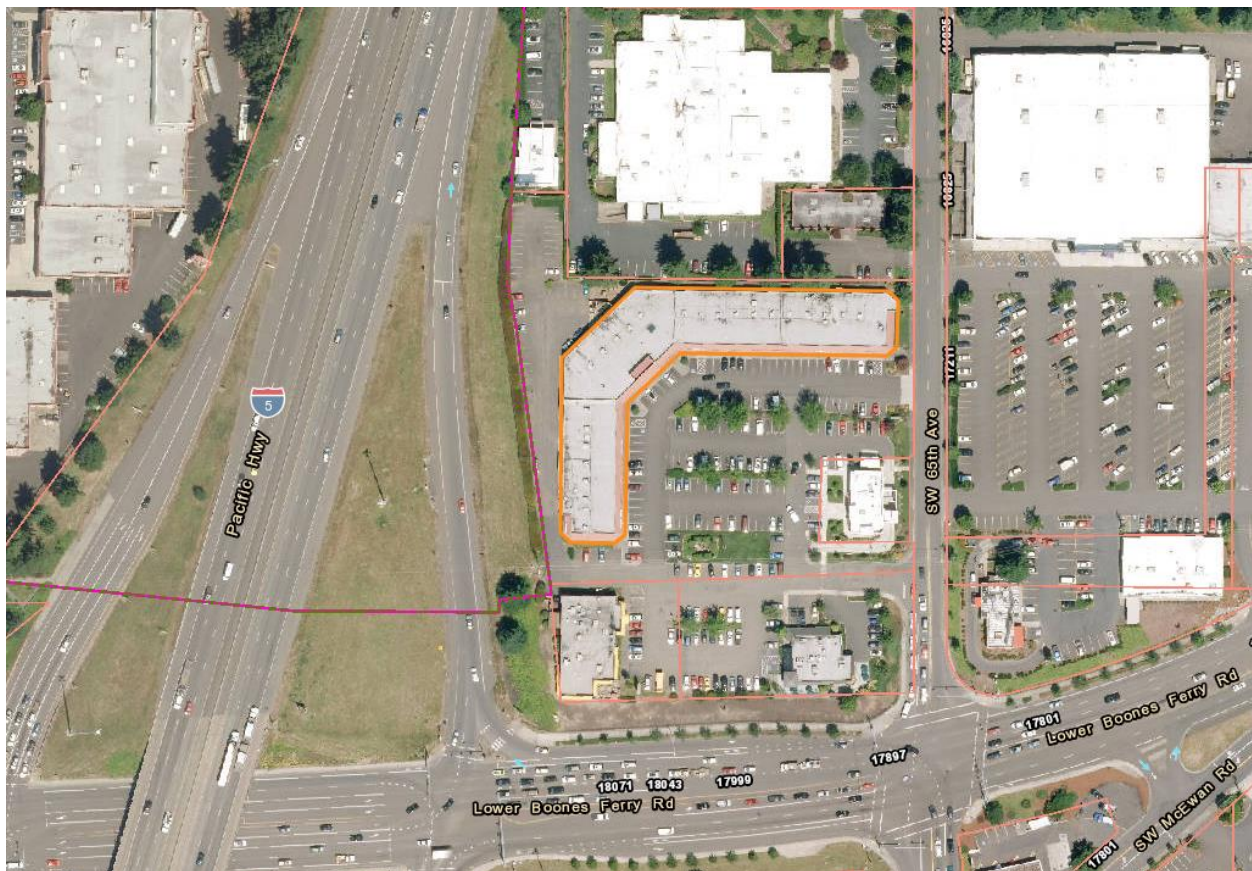
South: General Commercial (CG)

- Two-story retail building at 17937 SW McEwan Road
- Various restaurant development: Miller's Homestead, Taco Bell, Carl's Jr

West: City of Tigard

- I-5 Corridor

Figure 1. Aerial Map of Subject Area



D. Project Schedule

A pre-application conference for this project was held on April 16, 2018. A neighborhood/developer meeting, as required by Tualatin Development Code (TDC) 31.063, was held on October 2, 2018, at 5:00 PM at the Tualatin Public Library, 18878 SW Martinazzi Avenue, Tualatin, OR 97062. Meeting attendees included one representative from the City of Tualatin. There were no members from the community in attendance.

This application was originally submitted on August 22, 2018, and, after application revisions to achieve completeness, deemed complete on October 4, 2018. Per the “120-Day Rule” (Oregon Revised Statute (ORS) 227.178-227.179), final City of Tualatin action/decision on this application must be completed on or before February 1, 2019.

Staff received no letters of comment from property owners within 1,000 feet of the subject property, including, pursuant to TDC 31.064(1), within any residential subdivisions platted through the City, during the comment period that ended October 22, 2018.

E. Exhibit List

- A: Revised Application Materials –September 24, 2018
- B: Memorandum City Engineering Division – October 4, 2018
- C: Memorandum Clean Water Services – October 22, 2018
- D: AR-85-24 Approved Landscape Plan – February 12, 1986
- E: Figure 11-5: Tualatin Transit Plan – December 12, 2012

II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented, staff recommends approval of AR-18-0003 subject to the following Architectural Features (AF) conditions:

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- AF-1 The applicant must select, locate, and orient on-site lighting along the building's eastern facade without shining into the public right-of-way of SW 65th Avenue, pursuant to TDC 73.220(1)(a).
- AF-2 The applicant must replace Fraser's Photinia along the western landscape strip and three Red Sunset Maple trees along the southern landscape island and continuously maintain all landscaped areas as approved in AR-85-24 (Exhibit 104), pursuant to TDC 73.240(10) and 73.100(1). Deciduous trees must be a minimum one and one-half inch (1-1/2") caliper measured six inches (6") above ground, and shrubs shall be at least one (1) to five (5) gallon size, per TDC 72.260. All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species, pursuant to TDC 73.260(4). All required landscaping must be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition) or the American Nurserymen Association Standards (latest edition), pursuant to TDC 73.260(3). The applicant may submit an alternative landscape plan for review and approval by the City Manager or designee, and landscape as approved.
- AF-3 The covered arcade (eastern/southern building elevation) must be landscaped in the form of planters or similar treatment as approved by the City Manager or designee, pursuant to TDC 73.310(1).
- AF-4 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval, subject to final inspection and approval by the City Manager or designee.

APPLIES TO SITE IN ON-GOING MANNER:

- AF-5 The property owner must continually maintain, including necessary repair, of all private accessways approved through the Architectural Review Process, pursuant to TDC 73.160(1)(g).
- AF-6 The applicant must continually maintain, including necessary watering, weeding, pruning, and replacement, all landscaping improvements approved through the Architectural Review Process shall be so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with approval by the City Manager or designee, pursuant to TDC 73.100(1). All plant growth in landscaped areas must be pruned, trimmed or otherwise so that plant growth does not interfere with designated pedestrian or vehicular access and will not constitute a traffic hazard because of reduced visibility, pursuant to TDC 73.260(5).
- AF-7 The applicant must continually maintain, including necessary painting and repair, all exterior improvements approved through the Architectural Review Process shall be so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with approval by the City Manager or designee, pursuant to TDC 73.100(2).

PLEASE BE ADVISED:

- The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- When the constructed site is ready, the applicant must contact the Planning Division for a site inspection. 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.

III. PLANNING FINDINGS

The Planning Division findings in the following section are based on interpretive compliance with the Tualatin Development Code (TDC) and other applicable ordinances. All references are to sections in the TDC unless otherwise noted.

In the following section, planning staff comments, findings, and conditions of approval are in Italic font.

A. Planning District Uses

Section 54.020 General Commercial (CG) Planning District Permitted Uses

No building, structure or land shall be used except for the following uses when conducted wholly within a completely enclosed building, except for utility facilities and wireless communication facilities, and provided retail uses on land designated Corridor or Industrial Area on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business.

- (1) Any use permitted outright in a Central Commercial Planning District, as provided in TDC 53.020.
TDC 53.020:
 - (41) Restaurant, without drive-in service.
 - (42) Restaurant, take-out.
 - (46) Stationery store.
 - (51) Variety shop.
- (2) Others:
 - (h) Feed and seed store.

Applicant Response: All existing uses in the building are to remain, no change of use or occupancy is proposed. All existing uses are permitted outright as outlined in TDC 53.020 and TDC 54.020.

South Lake Center is an existing commercial development with various retail and restaurant tenants. This standard is met.

B. Lot Sizes

Section 54.040 Lot Size

Except for lots for public utility facilities, natural gas pumping stations and a wireless communication facility which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply:

- (1) The minimum lot size shall be 10,000 square feet.
- (2) The minimum average lot width shall be 75 feet.
- (3) The minimum lot width at the street shall be 40 feet.
- (4) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(8) to (12).
- (5) The minimum lot width at the street shall be 40 feet on a cul-de-sac street.

Applicant Response: The existing lot has been established as originally permitted and: (1) size is estimated to be 140,496 sf, (2) width is estimated to be 307 feet, (3) width at the street is 301'-6", (4) and (5) are not applicable.

The above-referenced standards are met as confirmed by previous land use applications listed in Section A. of this Architectural Review decision and as illustrated in Exhibit A - Site Plan Sheet Q0.1.

C. Setback Requirements

Section 54.060 Setback Requirements

- (1) **Front yard.** Front yard. The minimum front yard setback shall be 5 to 20 feet, as determined through the Architectural Review Process.
- (2) **Side yard.** Zero to 15 feet, as determined through the Architectural Review process, except where a side lot line ad-joins a Residential or Manufacturing Park District, a minimum side yard setback of 5 feet shall be required.
- (3) **Rear yard.** Zero to 15 feet, as determined through the Architectural Review process, except where a rear lot line ad-joins a Residential or Manufacturing Park District, a minimum rear yard setback of five (5) feet shall be required.
- (4) **Corner lot yards.** Zero to 20 feet for a sufficient distance to provide adequate sight distance for vehicular and pedestrian traffic at an intersection, as determined through the Architectural Review process.
- (5) **Off-street parking and vehicular circulation areas** shall be set back a minimum of five (5) feet from any public right-of-way or property line, except as approved through the Architectural Review process.
- (6) **No fence shall be constructed within 5 feet of a public right-of-way.**
- (7) **Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider TDC 73.510, shall be a minimum of 5 feet, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet.**

Applicant Response: Existing building was constructed as originally permitted. Existing Building setback from:

- (1) Front yard setback is 9'-10". New construction at roof overhangs will be constructed to within 8'-4" from the front property line.
- (2) Side yard setback varies but is 9'-5" at its nearest point. Proposed construction does not encroach any further in the side yard setbacks.
- (3) Rear yard setback varies but is 33'-0" at its nearest point. New construction will be to within 32'-2" from this rear yard property line.
- (4) Not Applicable - Existing lot is not a Corner Lot.
- (5) Not Applicable - NO changes to the existing parking are proposed or required with this application. See Site Plan.
- (6) Not Applicable - No fences are proposed or required with this development.
- (7) Not Applicable - No wireless communication facilities exist on site and none are proposed with this development.

The existing development, including setbacks, was reviewed and approved through Architectural Review 85-24. The applicant is proposing minor expansions to the building footprint (up to 10 ft) as illustrated in Exhibit A - Site Plan Sheet Q0.1, which are compliant with the above requirements. These standards are met.

Setback Requirements				
Attribute	Yard	Direction	Required	Proposed
	Front	East	5-20	9.83'
	Rear	West	0 to 15	32.17'
	Side 1	North	0 to 15	9.5'
	Side 2	South	0 to 15	33'

Standards (1), (2), and (3) are met, and standards (4), (5), (6), and (7) do not apply.

D. Structure Height

Section 54.070 Structure Height

- (1) Except for flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag which shall not exceed 100 feet in height above grade, and except as provided in TDC 54.070(2), the maximum height of any structure is 45 feet.**
- (2) Maximum structure height for a wire-less communication support structure and antennas located within 300 feet of the centerline of I-5 is 120 feet.**
- (3) Maximum structure height for the Gateway Tower Element is 60 feet.**
- (4) Maximum structure height of any structure on property designated General Commercial within the Leveton Tax Increment District is 60 feet.**

Applicant Response: (1) The maximum height proposed with in this application is 17'-5", therefore no structure will exceed the 45' maximum height limit stated in section 54.070.

The applicant response is in error. Exhibit A - Colored Elevations, Sheets Q5 and Q6 indicate that the maximum building height proposed is approximately 30.5 ft; meeting the standard. The above-referenced standards (2), (3), and (4) do not apply.

E. Land Use Review Approval

Section 73.050 Criteria and Standards

- (1) In exercising or performing his or her powers, duties, or functions, the Planning Director shall determine whether there is compliance with the following:**
 - (a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved;**

Applicant Response: The proposal does not include any significant changes to the overall footprint of building on site. The proposed uses and occupancies are to remain as is. The application package includes a plan set and architectural elevations demonstrating compliance with all applicable standards of the TDC. All applicable standards of the TDC are addressed specifically within this narrative, with references to the plan set and other documents in the application package. The narrative and application package adequately demonstrate compliance with all applicable standards.

The proposal includes changes to the architecture of the building as indicated in Exhibit A - Colored Elevations, Sheets Q5 and Q6. City staff has reviewed the proposed site development, including the site plan, architecture, landscaping, parking and graphic design, and has determined it to be in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development. This standard is met.

- (b) The proposed design of the development is compatible with the design of other developments in the general vicinity; and**

Applicant Response: The design of the proposed renovations are intended to bring the exterior aesthetic of the building to a minimum baseline standard set by other similar uses and occupancies in the vicinity. It is the intention of this proposal to be compatible and competitive with other developments in the general vicinity.

Figure 2. Vicinity Architecture



Proposed East Elevation



Retail site east of South Lake Center

The proposal is compatible with developments in the general vicinity. This standard is met.

- (c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the vicinity.**

Applicant Response: The design of the proposed renovations including building materials and colors that are intended to bring the exterior aesthetic of the building to a minimum baseline standard set by other similar uses and occupancies in the vicinity. No obtrusive or flashy colors are to be used, materials and colors will be similar to materials and colors found in similar developments in the vicinity.

Proposed features include increased sign bands and refreshed stucco along the north and west elevations. Storefront updates that include brick, stucco, and metal roofing are proposed along the south and east elevations, which are appropriate to the design character of the vicinity. This standard is met.

- (2) In making his or her determination of compliance with the above requirements, the Planning Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.**

Applicant Response: Not Applicable - No utility facilities, or public utility facilities are proposed within this application.

See Exhibit B, City Memorandum states that no public facility review is needed. This standard does not apply.

- (3) In determining compliance with the requirements set forth, the Planning Director shall consider the effect of his or her action on the availability and cost of needed housing types. However, consideration of these factors shall not prevent the Community Development Director from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to**

achieve the purposes of this Code. As part of the Architectural Review process, the Community Development Director has no authority to reduce dwelling unit densities.

Applicant Response: Not Applicable - The exterior aesthetic modifications proposed do not include housing.

The project site is located in the General Commercial (CG) Planning District and designated as an Employment Area (EA) by Metro. Multi-family housing in this district is limited to the Central Design District area; this standard does not apply.

- (4) As part of Architectural Review, the property owner may apply for approval to cut trees in addition to those allowed in TDC 34.200. The granting or denial of a tree cutting permit shall be based on the criteria in TDC 34.230.**

Applicant Response: Exterior aesthetic modifications proposed do not include removal of any trees.

As no trees are proposed for removal, the standards of TDC 34.230 do not apply.

- (5) Conflicting Standards. In addition to the MUCOD requirements, the requirements in TDC Chapter 73 (Community Design Standards) and other applicable Chapters apply. If TDC Chapters 57, 73 and other applicable Chapters, conflict or are different, they shall be resolved in accordance with TDC 57.200(2).**

As the project site is not located in the MUCOD, staff finds that this standard does not apply.

F. Landscape and Building Maintenance

Section 73.100 Landscaping and Building Installation and Maintenance

- (1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.**

A condition of approval will ensure this standard applies to the site in an on-going manner.

Per Condition of Approval AF-6, the applicant must continually maintain, including necessary watering, weeding, pruning, and replacement, all landscaping improvements approved through the Architectural Review Process shall be so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with approval by the City Manager or designee.

- (2) All building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval.**

A condition of approval will ensure this standard applies to the site in an on-going manner.

Per Condition of Approval AF-7, the applicant must continually maintain, including necessary painting and repair, all exterior improvements approved through the Architectural Review Process shall be so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with approval by the City Manager or designee.

G. Site Planning

Section 73.160 Standards (Community Design)

- (1) Pedestrian and Bicycle Circulation:**

- (a) For commercial, public and semi-public uses:
- (i) a walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;
 - (ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;
 - (iii) walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;
 - (iv) accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;
 - (v) fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.
 - (vi) bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.
 - (vii) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.

Applicant Response: There is an existing comprehensive network of walkways and accessways within the existing development site. All existing walkways and accessways will continue to provide connections between the entrances of the tenants and the main entrance to the development from the public right-of-way. No changes are proposed.

Pedestrian Circulation standards were first adopted by Ordinance 862-92, after approval of AR-85-24 for the subject building. While the applicant is not proposing any improvements to the existing pedestrian circulation system; an approximately 8-foot wide pedestrian connection links the South Lake Center pedestrian arcade to the public sidewalk located along SW 65th Avenue as shown in Figure 3 below. Walkways through parking areas, drive aisles, and loading areas are not included in the footprint of the application proposal. These standards are met.

Figure 3. Arcade Measurement



- (b) For Industrial Uses:

The subject building is not an industrial use; this section does not apply to the proposal.

(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

Applicant Response: Existing curb ramps are located at the primary vehicle entrance, crossing the accessway. One new curb ramp is proposed at the southeast corner of the development where the existing walkway crosses an internal accessway providing connection to the south adjacent CG zoned property. This new curb ramp is provided to remove the barrier of a 6-inch curb and the end of a walkway intended to connect to the adjacent building and development direct to the south.

A proposed curb ramp is shown in Exhibit A - Site Plan Sheet, Q0.1, Keynote 28, meeting the standard.

(d) Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.

Applicant Response: No new accessways are proposed with this application.

This standard is met per the finding provided to TDC 73.160(1)(a) above.

(e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's review and approval.

Applicant Response: There are no undeveloped parcels or undeveloped transit facilities on or adjacent to the existing development.

This standard is not applicable as all adjacent parcels are developed.

(f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.

Applicant Response: There are no designated greenways or wetlands on or adjacent to the existing development.

This standard does not apply.

(g) Accessways shall be constructed, owned and maintained by the property owner.

Applicant Response: All existing accessways are intended to be continuously monitored and maintained by the owner or owner's representatives.

A condition of approval will ensure this standard applies to the site in an on-going manner.

Per Condition of Approval AF-5, the property owner must continually maintain, including necessary repair, of all private accessways approved through the Architectural Review Process, pursuant to TDC 73.160(1)(g).

(2) Drive-up Uses

Applicant Response: No drive-up facilities exist or are proposed with this application.

As no drive-up uses are proposed, these standards do not apply.

(3) Safety and Security

- (a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.**

Applicant Response: The existing building and associated tenant infills have been constructed per permitted plans. No change to existing windows are proposed or required. All existing tenants have windows to the public parking areas. All existing parking areas are well-lit with standard parking lot lighting as originally permitted. Existing parking and loading areas located directly behind the building are intended to be utilized as employee parking/ loading and not generally intended for the public. As these functions are located in the back of the building, no windows have been installed in this location. No proposed modifications to the parking/ loading area are included with this application, (beyond the reduction of 2 parking spaces).

This standard is met as shown in Exhibit A - Colored Elevations, Sheets Q5 and Q6. New lighting is proposed along the pedestrian arcade.

- (b) In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.**

Applicant Response: The existing building and associated tenant infills have been constructed per permitted plans. No change to existing windows are proposed or required. All existing tenants have windows to the public parking areas.

This standard is met as shown Exhibit A - Colored Elevations, Sheets Q5 and Q6. There are a number of windows on the southern façade of the existing commercial building which face the adjacent parking and circulation areas.

- (c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.**

Applicant Response: The existing building and associated parking lot was constructed as originally permitted. No change to the existing parking lot lighting are proposed or required. All existing tenants have windows to the public parking areas. All existing parking areas are lit with standard parking lot lighting as originally permitted. Existing parking located directly behind the building are intended to be utilized as employee parking and not generally intended for the public use.

Light fixtures are proposed on the southern and eastern facades as shown in Exhibit A - Colored Elevations, Sheets Q5 and Q6. See discussion under TDC 73.220. There are no lighting impacts proposed on-site.

- (d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.**

Applicant Response: The building and all of its tenants are to be clearly addressed and identified.

All signage permits and approvals are handled separately and not as part of this review. Standards for for emergency services are met through the building permit process.

- (e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.**

Applicant Response: All existing parking landscaping is to remain as is. No changes to the existing parking configuration/ landscape screening are proposed with this application.

A landscaping plan was not submitted as part of this application. Condition AF- 6 will ensure this standard applies to existing landscaping in an on-going manner..

- (f) **Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations shall provide a minimum 6' tall security fence or wall.**

Applicant Response: There are no above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, or above ground natural gas pumping stations on or immediately adjacent to the existing development

As none of the above-mentioned improvements are proposed; this standard does not apply.

(4) Service, Delivery and Screening

- (a) **On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.**

Applicant Response: All existing on and above grade electrical and mechanical equipment is screened with sight obscuring fences, walls or landscaping.

Existing equipment pads are located south of the parking area in Exhibit A by Keynote 13 and 14 on Site Plan Sheet, Q0.1. Figure 4, below, shows that screening is in place, meeting the requirement.

Figure 4. Google Street View



- (b) **Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227, shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.**

Applicant Response: Not Applicable - there are no outdoor storage areas, (excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227) that are proposed or required with this application.

No outdoor storage is proposed; this standard does not apply.

- (c) **Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations shall be screened with sight-obscuring fences or walls and landscaping.**

Applicant Response: Not Applicable – There are no above ground pumping stations, pressure reading stations, water reservoirs, electrical substations, or above ground natural gas pumping stations on or immediately adjacent to the existing development.

As addressed in TDC 73.160(3)(f), below, this standard does not apply.

- (5) **The Federal Americans with Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code' s (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.**

Applicant Response: The 2014 OSSC requires up to 20% of the construction budget to be spent on accessibility upgrades as are required. As this proposal is only for exterior aesthetic upgrades, accessible parking and building/ site accessibility upgrades will be addressed as required by the 2014 OSSC. This proposal does contain the provisions for accessible parking and building accessibility modifications as are required.

ADA improvements are shown in Exhibit A by Keynote 3, 10, and 28 on Site Plan Sheet, Q0.1. ADA and OSSC standards must be met during the building permit process; this standard is met.

- (6) (a) **All industrial, institutional, retail and office development on a transit street designated in TDC Chapter 11 (Figure 11-5) shall provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.**
- (b) **In addition to (a) above, new retail, office and institutional uses abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5) shall:**
- (i) **locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;**
 - (ii) **provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;**
 - (iii) **provide a transit passenger landing pad accessible to disabled persons;**
 - (iv) **provide an easement or dedication for a passenger shelter as determined by the City; and**
 - (v) **provide lighting at the major transit stop.**

Applicant Response: Not Applicable - The building and site development were constructed in accordance with original permitted documents and drawings. Exterior aesthetic upgrades do not require the installation of a transit stop.

SW Lower Boones Ferry Road is located immediately south of the site and is identified in Exhibit E as an Existing Fixed-Route Bus Transit Service route. There is a public sidewalk connection between the site and SW Lower Boones Ferry Road. No new uses are proposed. These standards are met..

H. Structure Design

Section 73.220 Standards

The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.

- (1) **Safety and Security**
- (a) **Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas without shining into public rights-of-way or fish and wildlife habitat areas.**
 - (b) **Provide an identification system which clearly identifies and locates buildings and their entries.**
 - (c) **Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.**

Light fixtures are proposed on the southern and eastern facades as shown in Exhibit A - Colored Elevations, Sheets Q5 and Q6. Cut sheets have been provided for the fully shielded barn light fixtures, however staff is not able to determine foot candle spread near SW 65th Avenue. The applicant is required to meet this condition.

Findings for (b) and (c) have been addressed in I. Site Planning - TDC 73.160.

Per Condition of Approval AF-1, the applicant must select, locate, and orient on-site lighting along the building's eastern facade without shining into the public right-of-way of SW 65th Avenue, pursuant to TDC 73.220(1)(a).

I. Mixed Solid Waste and Source Separated Recyclables Storage Areas

Section 73.227 Standards

The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum standards; 2) waste assessment; 3) comprehensive recycling plan; or 4) franchised hauler review, as more fully described in subsections (2), (3), (4) and (5) of this section.

- (1) The mixed solid waste and source separated recyclables storage standards shall apply to all new or expanded multi-family residential developments containing five or more units and to new or expanded commercial, industrial, public and semi-public development.

Applicant Response: Not Applicable - proposed modifications are not a "New or Expanded" multifamily residential development.

The solid waste and recyclables storage area approved by AR85-24 is located northwest of the building as shown in Exhibit A - by Keynote 12 on Site Plan Sheet, Q0.1. Expansions to the proposed building are minimal and for aesthetic purposes. As there is no expansion of commercial use; this section does not apply.

J. Landscaping

Section 73.240 Landscaping General Provisions

- (1) The following standards are minimum requirements.
- (3) The minimum area requirement for landscaping for uses in CO, CR, CC, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total land area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

Applicant Response: Not Applicable - No new landscape plantings are proposed or required by this application.

The site is located in the CG Planning District. AR85-24 provides a finding that the 15% landscape standard has been met, and the Fact Sheet submitted as part of the application submittal lists 16% of the development area as landscaped. This standard was previously met.

(2), (4), (5), (6), (7), and (8) of this Section provide standards for districts that do not govern this site and therefore do not apply to the proposal.

- (9) Yards adjacent to public streets, except as described in the Hedges Creek Wetlands Mitigation Agreement, TDC 73.240(7), shall be planted to lawn or live groundcover and trees and shrubs and be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.**

Applicant Response: Not Applicable - No new landscape plantings are proposed or required by this application.

The yard adjacent to SW 65th Avenue is planted with lawn and shrubbery as approved in AR-85-24 (see Exhibit D). This standard is met.

- (10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.**

Applicant Response: Not Applicable - No new landscape plantings are proposed or required by this application.

Trees and shrubbery along the western and southern yard have not been maintained as approved in AR85-24 (see Exhibit D). Therefore, a condition is necessary in requiring such information.

Per Condition of Approval AF-2, the applicant must landscape and maintain the western and southern yards as approved in AR85-24 (Exhibit D), pursuant to TDC 73.240(10) and 73.100(1). This includes Fraser's Photinia along the western landscape strip and three Red Sunset Maple trees along the southern landscape island. The applicant may submit an alternative landscape plan for review and landscape as approved.

- (11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.**

Applicant Response: Not Applicable - No new landscape plantings are proposed or required by this application.

All yards are covered in grass. This standard is met.

- (12) In the MP District, wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:**

As the project site is not located in the MP planning district, this standard does not apply.

- (13) Landscape plans for required landscaped areas that include fences should carefully integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors.**

There are no fences proposed with this development; therefore this standard does not apply.

73.260 Tree and Plant Specifications

- (1) The following specifications are minimum standards for trees and plants:**

- (a) Deciduous Trees.** Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1-1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.

- (b) **Coniferous Trees.** Coniferous trees shall be a minimum five feet (5') in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.
- (c) **Evergreen and Deciduous Shrubs.** Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.
- (d) **Groundcovers.** Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (*Hedera helix*) is considered a high maintenance material which is detrimental to other landscape materials and buildings and is therefore prohibited.
- (e) **Lawns.** Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry. Lawns shall be 100 percent coverage and weed free.

Applicant Response: No new landscape plantings are proposed or required with this application.

The applicant has been conditioned to replace approved landscaping in the western and southern yards. A condition will ensure that this standard is met.

Per Condition of Approval AF-2, all required landscaping must meet the minimum standards specified in TDC 73.260. Specifically, deciduous trees must be a minimum one and one-half inch (1-1/2") caliper measured six inches (6") above ground, and shrubs shall be at least one (1) to five (5) gallon size.

- (2) **Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).**

Applicant Response: No new landscape plantings are proposed or required with this application.

A condition will ensure that this standard is met.

Per Condition of Approval AF-2, all required landscaping must installed in accordance with the provisions of Sunset New Western Garden Book (latest edition) or the American Nurserymen Association Standards (latest edition), pursuant to TDC 73.260(3).

- (3) **The following guidelines are suggested to ensure the longevity and continued vigor of plant materials:**
 - (a) **Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.**
 - (b) **Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.**

Applicant Response: No new landscape plantings are proposed or required with this application.

A condition will ensure that this standard is met.

Per Condition of Approval AF-2, the applicant has been conditioned to provide Fraser's Photinia and Red Sunset Maple. These plant materials are hardy and meet the requirement.

- (4) **All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.**
- (5) **All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:**
 - (a) **It will not interfere with designated pedestrian or vehicular access; and**
 - (b) **It will not constitute a traffic hazard because of reduced visibility.**

Conditions of approval will ensure these standards apply to the site in an on-going manner.

Per Condition of Approval AF-2, all trees and plant materials shall be healthy, disease-free, and damage free.

Per Condition of Approval AF-6, the applicant must continually prune landscaped areas so that plant growth does not interfere with designated pedestrian or vehicular access and will not constitute a traffic hazard because of reduced visibility.

Section 73.280 Irrigation System Required

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

Applicant Response: No new landscape plantings are proposed or required with this application.

An irrigation system was installed as part of AR-85-24. This standard is met.

Section 73.290 Re-vegetation in Un-landscaped Areas

The purpose of this section is to ensure erosion protection, and in appropriate areas to encourage soil amendment, for those areas not included within the landscape percentage requirements so native plants will be established, and trees will not be lost.

- (1) Where vegetation has been removed or damaged in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, vegetation shall be replanted.**
- (2) Plant materials shall be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.**
- (3) The use of native plant materials is encouraged to reduce irrigation and maintenance demands.**
- (4) Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.**

The proposed façade improvement would not result in any un-landscaped areas as shown in Exhibit A - Site Plan Sheet Q0.1. This standard does not apply.

Section 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses

- (1) A minimum 5'-wide landscaped area must be located along all building perimeters which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.**

Applicant Response: The buildings, parking lots, and walks were construction according to original permit requirements. Proposed exterior aesthetic modifications do not require modifications to the existing landscape plan.

The existing commercial center was approved through AR85-24. There is no existing landscape area along the covered arcade (eastern/southern building perimeter) viewable from the parking lot. Tenant entrances are spaced approximately 27 feet apart as illustrated in Exhibit A - Colored Elevations, Sheet Q5. A condition will ensure this requirement is met.

Per Condition of Approval AF-3, the covered arcade (eastern/southern building elevation) must be landscaped in the form of planters or similar approved treatment, pursuant to TDC 73.310(1) and (2).

- (2) Areas exclusively for pedestrian use that are developed with pavers, bricks, etc., and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies, etc., may be included as part of the site landscape area requirement.**

Applicant Response: The buildings, parking lots, and walks were construction according to original permit requirements. Proposed exterior aesthetic modifications do not require modifications to the existing landscape plan.

The applicant may use this provision to meet the building perimeter landscaping requirement above. This standard is met.

(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.

Applicant Response: The buildings, parking lots, and walks were construction according to original permit requirements. Proposed exterior aesthetic modifications do not require modifications to the existing landscape plan.

The proposed façade improvement would not result in any un-landscaped areas as shown in Exhibit A - Site Plan Sheet Q0.1. This standard does not apply.

Section 73.340 Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District.

(1) A clear zone shall be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level, except for parking structures and underground parking where this provision shall not apply.

(2) Perimeter site landscaping of at least 5 feet in width shall be provided in all off-street parking and vehicular circulation areas (including loading areas). For conditional uses in multifamily residential planning districts the landscape width shall be at least 10 feet except for uses allowed by TDC 40.030(3), 40.030(5)(j), 40.030(5)(m), 40.030(5)(n) and 41.030(2).

(a) The landscape area shall contain:

- (i) Deciduous trees an average of not more than 30 feet on center. The trees shall meet the requirements of TDC 73.360(7).**
- (ii) Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round.**
- (iii) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years.**
- (iv) Native trees and shrubs are encouraged.**

(b) Where off-street parking areas on separate lots are adjacent to one another and are connected by vehicular access, the landscaped strips required in subsection (2) of this section are not required.

Applicant Response: The buildings, parking lots, and walks were construction according to original permit requirements. Proposed exterior aesthetic modifications do not require modifications to the existing landscape plan.

Parking lot and loading area landscaping was reviewed and approved through AR-85-24. Landscape modifications to these areas are not proposed with this application. Existing perimeter site landscaping in vehicular circulation areas is approximately 7-10 feet as illustrated in Exhibit A - Site Plan Sheet Q0.1. These standards are met.

Section 73.360 Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses.

- (1)** A minimum of 25 square feet per parking stall be improved with landscape island areas. They may be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping. They shall be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands. They shall be dispersed throughout the parking area [see TDC 73.380(3)]. They shall be planted with groundcover or shrubs that will completely cover the island area within 3 years. They shall be planted with deciduous shade trees when needed to meet the parking lot shade tree requirements. Native plant materials are encouraged. Landscape square footage requirements shall not apply to parking structures and underground parking.
- (2)** Landscaped island areas with deciduous parking lot shade trees shall be a minimum of 5 feet in width (from inside of curb to curb).
- (3)** A minimum of one deciduous shade tree shall be provided for every four (4) parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot (see TDC 73.380(3)), except that within the Central Design District landscape islands and shade trees may be placed to frame views of the Tualatin Commons water feature or identified architectural focal elements. The trees shall meet the requirements of TDC 73.360(7). Parking lot shade tree requirements shall not apply to parking structures and underground parking.
- (4)** Landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking.
- (5)** Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged.
- (6)**
 - (a)** Except as in (b) below, site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or more parking spaces and extend 30 feet back from the property line for industrial development, except for parking structures and underground parking which shall be determined through the Architectural Review process.
 - (b)** In the Central Design District where driveway access is on local streets, not collectors or arterials, and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 5 feet back from the property line, except for parking structures and underground parking which shall be determined through the Architectural Review process.
- (7)** Deciduous shade trees shall meet the following criteria:
 - (a)** Reach a mature height of 30 feet or more;
 - (b)** Cast moderate to dense shade in summer;
 - (c)** Long lived, i.e., over 60 years;
 - (d)** Do well in an urban environment:
 - (i)** Pollution tolerant.
 - (ii)** Tolerant of direct and reflected heat.
 - (e)** Require little maintenance:
 - (i)** Mechanically strong.

- (ii) Insect- and disease-resistant.
- (iii) Require little pruning.
- (f) Be resistant to drought conditions;
- (g) Be barren of fruit production.

Applicant Response: The existing parking lot was originally permitted in 1986. There are no plans to modify the main parking lot and upgrades to the existing parking lot are not required with this application.

The application does not include alteration or enlargement of the parking area, therefore this section does not apply.

Section 73.410 Street Tree Plan

A person who desires to plant a street tree shall comply with TDC 74.765, which comprises the street tree plan.

Applicant Response: There are no new street trees proposed with this application.

Street trees are not proposed or required in conjunction with this application. This standard does not apply.

K. Tree Removal and Preservation

Section 34.210 Application for Architectural Review, Subdivision or Partition Review, or Tree Removal Permit.

- (1) Architectural Review, Subdivision, or Partition. When a property owner wishes to remove trees, other than the exemptions permitted under TDC 34.200(3), to develop property, and the development is subject to Architectural Review, Subdivision Review, or Partition Review approval, the property owner shall apply for approval to remove trees as part of the Architectural Review, Subdivision Review, or Partition Review application process.
 - (a) The application for tree removal shall include:

This application does not propose removal of existing trees. This standard does not apply.

Section 34.230 Tree Removal Criteria

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

The proposal does not include removal of existing trees. This standard does not apply.

Section 73.250 Tree Preservation

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

Applicant Response: Proposed development does not impact critical root zone of existing trees or shrubs therefore a planting/ grading plan is not provided with this application.

A condition will ensure that this standard is met.

Tree retention must be in accordance with the AR-85-24 approval, and is required by Condition of Approval AF-2.

- (2) During the construction process:
 - (a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.
 - (b) Trees and plant 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.
- (3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.
 - (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 no landscape plan, then trees that are complementary with existing, nearby landscape materials. Native trees are encouraged
 - (5) Pruning for retained deciduous shade trees shall be in accordance with National Arborist Association "Pruning Standards For Shade Trees," revised 1979.
 - (6) Except for impervious surface areas, one hundred percent (100%) of the area preserved under any tree or group of trees retained in the landscape plan (as approved through the Architectural Review process) shall apply directly to the percentage of landscaping required for a development.

Applicant Response: Proposed development does not impact critical root zone of existing trees or shrubs therefore a planting/ grading plan is not provided beyond the limited areas previously defined with this application.

There are no existing trees located near the building perimeter and area of work. These standards do not apply.

L. Grading

Section 73.270 Grading

- (1) After completion of site grading, top-soil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.
- (2) All planting areas shall be graded to provide positive drainage.
- (3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.
- (4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.

Applicant Response: No new landscape plantings are proposed or required with this application.

No grading is proposed with this application. This standard does not apply.

M. Off-Street Parking and Loading

Section 73.370 Off-Street Parking and Loading

- (1) **General Provisions.**
 - (a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that

a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between guidelines or objectives in TDC Chapter 73, the proposal shall provide a balance.

Applicant Response: The existing parking lot was originally permitted in 1986. There are no plans to modify the parking lot or loading area.

Parking for the site was reviewed through AR-85-24. As no change in use is proposed to the existing commercial structure. This standard does not apply.

Section 73.380 Off-Street Parking Lots

A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

...

Applicant Response: The existing parking lot was originally permitted in 1986. There are no plans to modify the parking lot or loading area.

Parking for the site was reviewed through AR-85-24. As no change is proposed to the existing parking lot, this section does not apply.

Section 73.390 Off-Street Loading Facilities

(1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:

Square Feet of Floor Area	Number of Berths
Less than 5,000	0
5,000 - 25,000	1
25,000 - 60,000	2
60,000 and over	3

(2) Loading berths shall conform to the following minimum size specifications.

Applicant Response: The existing parking lot was originally permitted in 1986. There are no plans to modify the parking lot or loading area.

Loading for the site was reviewed through AR-85-24. No change is proposed to the existing loading facility. This standard does not apply.

N. Access

Section 73.400 Access

(1) The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.

Applicant Response: The existing development abuts a public street. See site plan.

The South Lake Center site was approved through AR-85-24 and has direct vehicular access to SW 65th Avenue, a public street. No tracts exist on-site. This standard is met.

O. Signs

Except code required signs for street number, disabled parking and car/vanpool, no signs are proposed by this application and none are approved. As noted above, the applicant must submit a separate sign permit application for any future signage.

P. Time Limit on Approval

Section 73.056 Time Limit on Approval

Architectural Review approvals shall expire after two years unless:

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division; or**
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR. then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR. then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before approving an extension, the deciding party shall find the request meets these criteria:**
 - (a) The applicant submitted a written extension request prior to the original expiration date.**
 - (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
 - (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
 - (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
 - (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
 - (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party, then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**

IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on November 22, 2018 unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., November 21, 2018. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The plans and appeal forms are available at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Erin Engman
Associate Planner

cc: Steve Koper, Planning Manager
Chris Ragland, Building Official
Tony Doran, Engineering Associate
Jackie Humphreys, Clean Water Services

AR-18-0003

South Lake Center
16885 SW 65th Avenue

Revised Application Materials – September 24, 2018:

https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/project/35951/ar18-0003_application_submittal.pdf

DATE: October 4, 2018

TO: Erin Engman
Associate Planner

FROM: Tony Doran
Engineering Associate

SUBJECT: AR18-0003, SOUTH LAKE CENTER

No PFR is needed based on the following:

The proposed development:

- Doesn't disturb 500 square feet or more
- Isn't on a lot that includes floodplain
- Is not adding/modifying impervious area that would require additional water quality treatment for this site
- Doesn't propose connections to public sanitary sewer, stormwater lines, or water

If you have any questions, please contact me at ext 3035.

MEMORANDUM

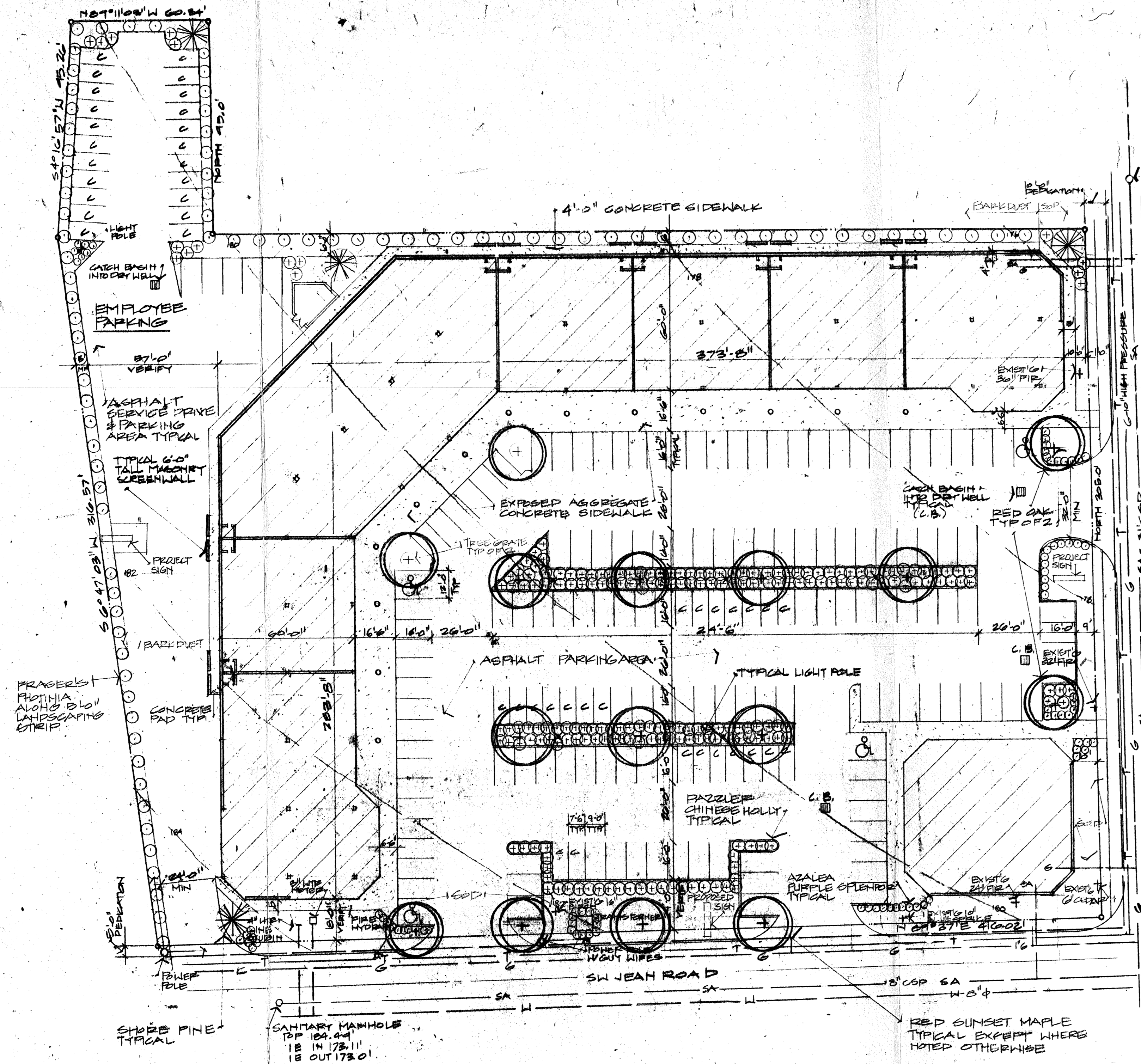
Date: October 22, 2018

To: Erin Engman, Associate Planner, City of Tualatin

From: Jackie Sue Humphreys, Clean Water Services (CWS)

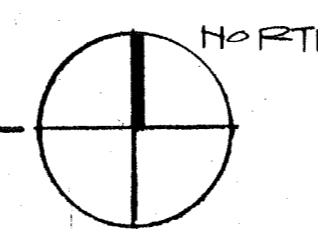
Subject: South Lake Center New Façade, AR18-0003, 2S113AD00600

Clean Water Services has reviewed construction drawings for this project as part of the application packet and has no concerns or objections to this application request. As submitted, this application request will not require further review. Consider this memorandum to satisfy the requirement for a Storm Water Connection Permit Authorization.



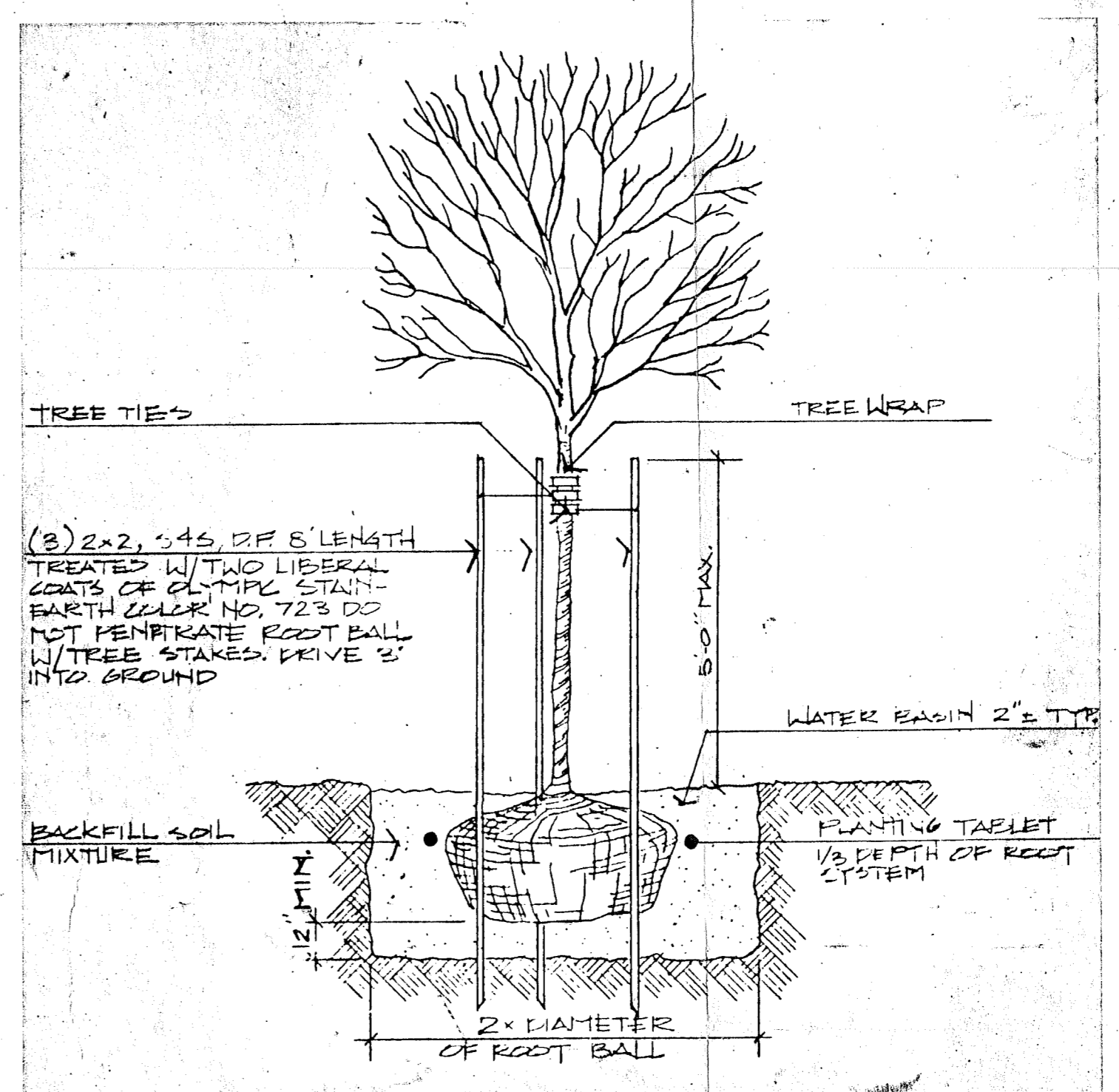
LANDSCAPING PLAN
1" = 30'-0"

NOTE: IRRIGATION PLAN BY LANDSCAPE CONTRACTOR



PLANT MATERIAL LIST

BOTANICAL NAME (COMMON NAME)	QUAN	SIZE	CONDITION	REMARKS
ACER RUBRUM (RED SUNSET MAPLE)	13	2"φ	B&B	
QUERCUS BOREALIS (NORTH RED OAK)	2	2"φ	B&B	
PINUS CONTORTA (CORNER PINE)	4	6-7'	B&B	
ILEX CORNUTA (HAZZLER CHINESE HOLLY)	204		2 GAL	
AZALEA (PURPLE SPLENDER)	74		2 GAL	
PHOTINIA FRACEREA (FRACER'S PHOTINIA)	67	18'-24"	B&B	



TREE PLANTING DETAIL

AMENDED

APPROVED
Architectural Review Board
• Site Plan
• Building Exterior
• Landscape Plan
• Signs

SOUTH LAKE CENTER
TUALATIN, OREGON

SOUTH LAKE CENTER PARTNERSHIP

Larry Abell
ARCHITECT
502 SW College Street
Portland
OR 97201
503/227-4443

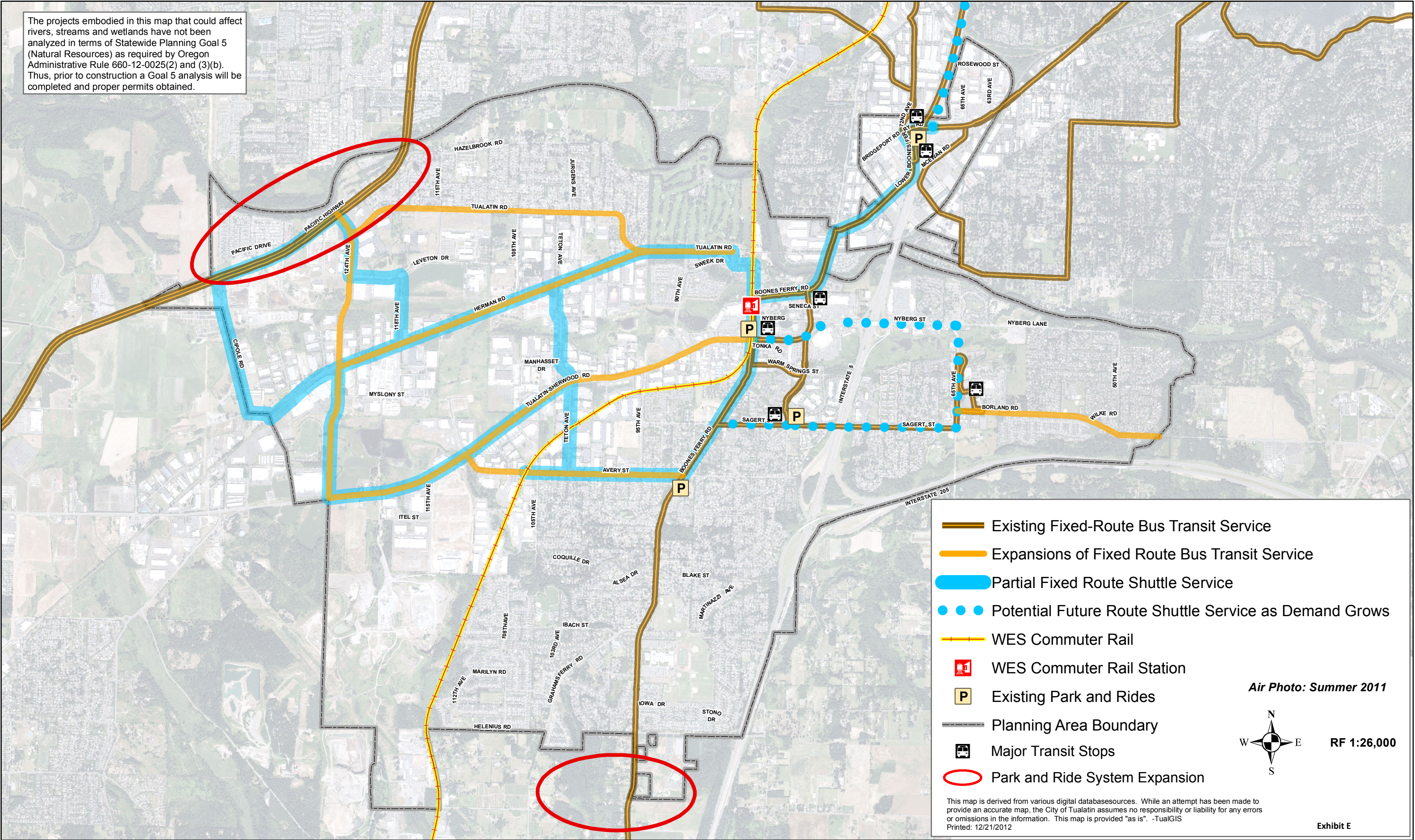
PROJECT	DATE	REVISION
06-130	6-27-85	REVISED
	6-29-85	REVISED
	7-10-85	REVISED
	7-14-85	REVISED
	7-22-85	ARCH. REVIEW
	8-9-85	REVIEW
	8-12-85	REVISION
	8-20-85	REVISION
	9-1-85	TO BID

**REVISED
LANDSCAPE
PLAN**



Figure 11-5: Tualatin Transit Plan

The projects embodied in this map that could affect rivers, streams and wetlands have not been analyzed in terms of Statewide Planning Goal 5 (Natural Resources) as required by Oregon Administrative Rule 660-12-0025(2) and (3)(b). Thus, prior to construction a Goal 5 analysis will be completed and proper permits obtained.



- Existing Fixed-Route Bus Transit Service
- Expansions of Fixed Route Bus Transit Service
- Partial Fixed Route Shuttle Service
- Potential Future Route Shuttle Service as Demand Grows
- WES Commuter Rail
- WES Commuter Rail Station
- Existing Park and Rides
- Planning Area Boundary
- Major Transit Stops
- Park and Ride System Expansion

Air Photo: Summer 2011



RF 1:26,000

This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS
Printed: 12/21/2012