



# City of Tualatin

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December 19, 2018

## ARCHITECTURAL REVIEW AND PUBLIC FACILITIES DECISION

**AR-18-0002**

**\*\* APPROVAL WITH CONDITIONS \*\***

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Case #:	AR-18-0002
Project:	API International Expansion
Location:	12505 SW Herman Road, Tualatin, OR. Taxlot: 2S121DD00100
Applicant/Owner:	AAI Engineering   Behbahany Properties, LLC
Applicant/Rep.:	Andisheh Afghan, AAI Engineering, andisheha@aaieng.com

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Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503.691.3026 and allow as much lead time as possible.

## I. INTRODUCTION

### A. Applicable Criteria

The following Chapters of the Tualatin Development Code (TDC) are applicable to the subject proposal:

- TDC Chapter 61: General Manufacturing Planning District
- TDC Chapter 34: Special Regulations
- TDC Chapter 70: Flood Plain District\*
- TDC Chapter 72: Natural Resource Protection Overlay District (NRPO)
- TDC Chapter 73: Community Design Standards
- TDC Chapter 74: Public Improvement Requirements\*

*\*Addressed in Exhibit D (City Engineer's Review, Findings, and Decision)*

### B. Project Description

The applicant, AAI Engineering, proposes to construct a new single-story addition, approximately 32,220 square feet of warehouse space, to an existing 67,755 square foot single-story building, located at the northwest corner of SW 125<sup>th</sup> Court and SW Herman Road. The existing structure contains 10,000 square feet of manufacturing space, 50,062 square feet of warehouse and 7,693 square feet of office space, concentrated on the west side of the property.

The proposed addition would expand the building's footprint to the east side of the property, covering the existing loading area and additional paved area. The main building entrance to the addition would be located on the north end of the property, adjacent to seven new loading docks, oriented north-south. The addition would be 30 feet in height, with an exterior comprised of painted concrete in neutral gray colors with blue striping.

The proposed development would add 26 parking spaces in the northern portion of the project site, in addition to the 39 existing spaces on the south end of the site, for a total of 65 parking spaces. Landscaping would be provided along the entire perimeter of the project site. Improvements will also be required along SW Herman Road.

### C. Previous Land Use Actions

AR 86-12          Approved original development for Western Industrial Supply

AR 91-21          Approved revisions to the parking lot, landscaping, and exterior equipment

### D. Site Description and Surrounding Uses

The subject parcel (Figure 1), Washington County Tax Lot 2S121DD00100, is also identified as Lot 7 of the "Herman Road Business Center" subdivision. The approximately 4.83-acre site is currently developed with a warehouse building approved by a previous Architectural Review, AR 86-12, later revised by AR 91-21. Two existing driveways take access from SW 125<sup>th</sup> Ct.

The site has approximately 500 feet of frontage along SW 125<sup>th</sup> Court, and approximately 340 feet of frontage along SW Herman Road.

The subject site and all neighboring properties are located in the City of Tualatin's General Manufacturing (MG) Planning District. A designated wetland, as identified in the [City of Tualatin Local Wetlands Inventory](#)

[\(1995\)](#), Site W37, is located to the northwest of the site and extends by a small area into the subject property's northwest corner.

All adjacent properties are also within the General Manufacturing (MG) Planning District. Adjacent land uses include:

North: MG Planning District

- Cabinet and door manufacturing at 19355 SW 125<sup>th</sup> Court

West: MG Planning District

- Construction and landscaping company with extensive outdoor storage to the north
- Wetland W37 identified in Tualatin Local Wetland Inventory (1995).

South: MG Planning District

- Frontage on SW Herman Road, with rail right-of-way to the south.
- Nortek Air Solutions operates on the south side of SW Herman.

East: MG Planning District

- Frontage on SW 125<sup>th</sup> Court.
- Laser Cutting Services and Van Specialties operate on the east side of SW 125<sup>th</sup> Court.

Figure 1: Aerial view of subject site (highlighted in red)



## **E. Project Schedule**

A pre-application conference for this project was held on February 28, 2018. A neighborhood/developer meeting—as required by Tualatin Development Code (TDC) 31.063—was held on April 25, 2018. Only project staff and a property owner of the subject site were present; there were no members from the broader community in attendance.

This application was originally submitted on April 30, 2018, and, after application revisions to achieve completeness, deemed complete on October 26, 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 23, 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 November 14, 2018. One agency comment from Tualatin Valley Fire and Rescue was received.

## **F. Exhibit List**

- A. Revised Application Materials—October 26, 2018
- B. Memorandum from Tualatin Valley Fire & Rescue—November 1, 2018
- C. Memorandum Clean Water Services—November 29, 2018
- D. City Engineer’s Review, Findings, and Decision for AR-18-0002 (API Expansion) —December 19, 2018
- E. Service Provider Letter, Clean Water Services—July 20, 2018
- F. Significant Natural Resources Map

## II. CONDITIONS OF APPROVAL

Based on the Findings in Section III, herein, staff approves AR-18-0002 subject to the following Architectural Features (AF) conditions:

### GENERAL:

AF-1 This Architectural Review approval shall expire after two years unless 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 an extension is granted under the terms of Section 73.056.

### CONDITIONS OF APPROVAL DOCUMENTATION:

AF-2 Prior to applying for building permits on the subject site, the applicant shall submit 3 revised paper plan sets—24 x 36, along with digital copies in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents.

### PRIOR TO APPLICATION FOR A GRADING OR BUILDING PERMITS:

AF-3 The applicant must comply with the City Engineer's Review, Findings, and Decision for AR-18-0002 (API Expansion) —December 19, 2018 (Exhibit D).

AF-4 The applicant must submitted the revised plan sheets (Tree Preservation Plan (L1.0), Landscape Plan (L1.1), and Grading Plan (C2.0)) to reflect any new tree impacts associated with public improvements. The Tree Preservation Plan must show dripline protection for trees located between the SW Herman Road ROW and the south edge of the parking lot. Where full dripline protection is not possible, alternative protection approved by a certified arborist may be used.

AF-5 The applicant must update the site plans to show a walkway from the primary building entrance of the addition to the public sidewalk at SW 125<sup>th</sup> Court. The walkway must be at least 5 feet wide and compliant with all relevant ADA regulations. Curb ramps shall be provided wherever the walkway crosses a curb.

### PRIOR TO BUILDING PERMIT ISSUANCE:

AF-6 The applicant must update the site plan to show ADA parking adjacent to the north main entrance of the addition.

AF-7 The applicant must revise the site plan to show a minimum 600-square-foot solid waste storage area.

AF-8 The applicant must provide a new signed letter from Republic Services confirming the solid waste storage area is adequately dimensioned and accessible for collection vehicles pursuant to TDC 73.227(6)(a)(vii) and TDC 73.227(6)(b)(i).

AF-9 The applicant must revise the Landscape Plan (L1.1) to add screening for the loading area. A line of shrubs should be extended from the current proposed area near the south end of the driveway, to a point at least as far south as the northeast corner of the proposed building.

AF-10 Revise the site plan to include thirteen (13) bike parking spaces total, including five (5) covered bike parking spaces pursuant to TDC 73.370(1)(n), TDC 73.370(1)(o), and TDC 73.370(2)(a).

- AF-11 Revise the site plan and site details to include bicycle parking signage per MUTCD standards pursuant to TDC 73.370(1)(u).
- AF-12 Revise the site plan to reflect the minimum number of required vanpool/carpool parking spaces pursuant to TDC 73.370(3). Revise the site plan and site details to include vanpool/carpool parking signage per MUTCD standards pursuant to TDC 73.370(1)(x). All parking spaces must continue to comply with the dimensional standards specified in TDC 73.370.
- AF-13 The applicant must demonstrate the adequacy of available fire flow to Tualatin Valley Fire and Rescue, as described in Exhibit B.
- AF-14 Revise plans to demonstrate that a fire apparatus is accommodated by the width of the north parking lot, as described in Exhibit B.
- AF-15 Revise site plans to indicate any and all public and private fire hydrants on and adjacent to the site, as described in Exhibit B.
- AF-16 Revise site plans to indicate the location of the Fire Department Connection (FDC). Indicate if addition will be served by the same fire sprinkler riser, as described in Exhibit B.

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

- AF-17 The applicant shall submit scaled elevations that illustrate future above-grade mechanical equipment (including rooftop units) screened by a parapet or other method as proposed by the applicant when submitting for a mechanical permit in accordance with TDC 73.160(4)(a).
- AF-18 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval. In the event that trees must be removed in order to accommodate the improvements, one replacement tree of a minimum caliper of 1.5" must be planted on site for every tree removed.

**THE FOLLOWING CODE REQUIREMENTS APPLY TO THE SITE IN AN ON-GOING MANNER:**

- AF-19 All landscaping approved through the AR process must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1). Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- AF-20 All building exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2).
- AF-21 The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- AF-22 The proposed development must comply with the noise standards of TDC 63.051(1).
- AF-23 The proposed development must comply with all applicable policies and regulations set forth by the TDC.

**PLEASE BE ADVISED:**

- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

### **III. PLANNING FINDINGS**

#### **A. Planning District Uses and Standards**

##### **Section 61.020 General Manufacturing (MG) Planning District Permitted Uses**

**No building, structure or land shall be used, except for the following uses as restricted in TDC 61.021.**

- (1) All uses permitted by TDC 60.020 and 60.037 in the Light Manufacturing Planning District.**

##### **Section 60.020 Light Manufacturing (ML) Planning District Permitted Uses**

**(34) Warehousing related to the above uses; and warehousing for merchandise or goods normally sold or owned in commercial or residential planning districts, but excluding direct retail sales to customers from such warehouse structure, and excluding the storage of hazardous materials.**

##### **Finding:**

*Per TDC 61.020, all permitted uses allowed by TDC 60.020 are permitted in the General Manufacturing Planning District (MG). The applicant proposes a new warehouse use, which is listed as permitted in TDC 60.020. This standard is met.*

##### **Section 61.060 Setback Requirements**

- (1) Front yard. The minimum setback is 30 feet. When the front yard is across the street from a residential or Manufacturing Park (MP) district, a front yard setback of 50 feet is required. When a fish and wildlife habitat area is placed in a Tract and dedicated to the City at the City's option, dedicated in a manner approved by the City to a non-profit conservation organization or is retained in private ownership by the developer, the minimum setback is 10 – 30 feet, as determined in the Architectural Review process, with the exception of front yards across the street from a residential or MP District, provided the buildings are located farther away from fish and wildlife habitat areas.**
- (2) Side yard. The minimum setback is 0 to 50 feet, as determined through the Architectural Review process. When the side yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) District, a side yard setback of 50 feet is required.**
- (3) Rear yard. The minimum setback is 0 to 50 feet, as determined through the Architectural Review process. When the rear yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) District, a rear yard setback of 50 feet is required.**
- (4) Corner lot yards. The minimum set-back is the maximum setback prescribed for each yard for a sufficient distance from the street intersections and driveways to provide adequate sight distance for vehicular and pedestrian traffic at intersections and driveways, as determined through the Architectural Review process.**
- (5) The minimum parking and circulation area setback is 5 feet, except when a yard is adjacent to public streets or Residential or Manufacturing Park District, the minimum setback is 10 feet. No setback**



is required from lot lines within ingress and egress areas shared by abutting properties in accordance with TDC 73.400(2).

- (6) No spur rail trackage shall be permitted within 200 feet of an adjacent residential district.
- (7) No setbacks are required at points where side or rear property lines abut a rail-road right-of-way or spur track.
- (8) No fence shall be constructed within 10 feet of a public right-of-way.
- (9) 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.

**Finding:**

*The subject site is not adjacent to a residential or Manufacturing Park district. The project is located on a corner lot. The proposed building expansion is setback 125 feet from SW Herman Rd. and 20 feet from SW 125th Ct. Due to the greater depth of the setback from SW Herman Rd., sight distances from the intersection of SW Herman Road and SW 125th Court are sufficient to allow a reduced setback on SW 125<sup>th</sup> Court per Section 61.060(4).*

<b>Setback Requirements</b>			
<b>Yard</b>	<b>Direction</b>	<b>Required</b>	<b>Minimum Proposed</b>
Front	East	[see 61.060(4)]	20 ft.
Front	South	[see 61.060(4)]	125 ft.
Side 1	North	0 to 15	60 ft. (existing)
Side 2	West	0 to 15	6 ft. (existing)

*The reconfigured parking, loading and circulation areas are set back 20 feet from SW 125th Ct and 10 feet from the northern interior property line. There is no fencing proposed within 10-feet of a right-of-way. Standards (6), (7), and (9) do not apply. All other standards of this section are met.*

**Section 61.080 Structure Height**

- (1) Except as provided in TDC 61.080(2) - (4), no structure shall exceed a height of 60 feet and flagpoles which display the flag of the United States of America either alone or with the State of Oregon flag shall not exceed 100 feet above grade provided that the setbacks are not less than a distance equal to the flagpole height.

[...]

**Finding**

*As shown on the building elevations on Sheet A2.1, the structure reaches a maximum 30 feet in height from the average grade. This standard Standards (2), (3), and (4) do not apply. Standard (1) is met.*

**B. Tree Removal and Preservation**

**Section 34.210 Application for Architectural Review, Sub-division 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:**

[...]

**(b) The application for tree removal shall be approved or denied based on the criteria in TDC 34.230.**

**(c) The approval or denial of an application to remove trees shall be a part of the Architectural Review, Subdivision Review, or Partition Review decision.**

[...]

**Finding:**

*The applicant has submitted a tree plan and certified arborist report. The criteria in TDC 34.230 will be the basis on approval or denial for tree removal as part of this Architectural Review. These standards are met.*

**Section 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 any of the following criteria are met:***

***(a) The tree is diseased, and***

- (i) The disease threatens the structural integrity of the tree; or***
- (ii) The disease permanently and severely diminishes the esthetic value of the tree; or***
- (iii) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or esthetic value.***

***(b) The tree represents a hazard which may include but not be limited to:***

- (i) The tree is in danger of falling;***
- (ii) Substantial portions of the tree are in danger of falling.***

***(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.***

**Finding:**

*The applicant proposes to remove seven (7) out of 57 large mature trees on site. Trees #1, 2, 3, 4, and 5 are each within the southern footprint of the proposed building. Each of the seven trees proposed for removal is within either the footprint of the proposed addition itself, of within the driveway that would need to be relocated in order to accommodate the addition. Trees #14 and 15 are within the area of the reconfigured northern driveway. Considering the constraints of a developed site, it is reasonable to conclude that the limited tree removal is necessary to facilitate construction of the proposed development.*

*Fifty mature trees are proposed for preservation, six new trees are proposed to achieve parking lot planting standards, and fourteen new trees are proposed as part of the vegetative corridor required by Clean Water Services.*

*It is anticipated that required improvements along SW Herman Road and SW 125th Avenue may cause additional tree impacts. Such impacts would be the result of required improvements. With Condition AF-4, this standard is met.*

### **C. Natural Resource Protection Overlay District (NRPO)**

#### **Section 72.013 Significant Natural Resources.**

The following natural resource sites identified in the City of Tualatin Natural Resource Inventory and Local Wetlands Inventory (December, 1995) are Significant Natural Resources:

<b>Unit #</b>	<b>Resource #</b>	<b>Assessors Map and Tax Lot</b>	<b>Unit #</b>	<b>Resource #</b>
[...]				
C1	W37	2S121D000100	2S121D000203	2S121D000301
		2S121D000500	2S121D000600	2S121DA00300
		2S121DA00400	2S122B000800	2S122C000603
		2S122C000801		
[....]				

#### **Finding:**

A designated wetland, as identified in the [City of Tualatin Local Wetlands Inventory \(1995\)](#), Site W37, is located partially on the subject site in the northwest corner, as further illustrated in Exhibit C.

#### **Section 72.056 Vegetated Corridors of Sensitive Areas.**

***Lands subject to these regulations are also subject to the regulations in the Unified Sewage Agency’s Design and Construction Standards.***

#### **Finding:**

*The applicant will be required to comply the regulations in the Unified Sewerage Agency’s (currently known as Clean Water Services) Design and Construction Standards. Therefore, the standards of Chapter 72 are met.*

#### **Section 72.060 Development Restrictions in Greenways and Natural Areas**

***(1) Except as provided in Subsection (2), no building, structure, grading, excavation, placement of fill, vegetation removal, impervious surface, use, activity or other development shall occur within Riverbank, Creek and Other Greenways, and Wetland and Open Space Natural Areas.***

#### **Finding:**

*No development is proposed within the limited wetland natural area on this site. This standard is met.*

***(2) The following uses, activities and types of development are permitted within Riverbank, Creek and Other Greenways, and Wetland and Open Space Natural Areas provided they are designed to minimize intrusion into riparian areas:***

[...]

**Finding:**

*No development is proposed within the limited wetland natural area on this site. These standards do not apply.*

***(3) The City may, through the subdivision, conditional use, architectural review, or other development approval process, attach appropriate conditions to approval of a development permit. Such conditions may include, but are not limited to:***

***(a) Use of Greenways and Natural Areas for storm drainage purposes;***

***(b) Location of approved landscaping, pedestrian and bike access areas, and other non-building uses and activities in Greenways and Natural Areas;***

***(c) Setback of proposed buildings, parking lots, and loading areas away from the Greenway and Natural Area boundary.***

**Finding:**

*The specification for stormwater management within the small area of wetland natural area on this site has been prescribed by Clean Water Services. Conditions related to their standards have been attached through the Public Facilities Review. This standard is met.*

***(4) Greenways and Natural Areas in which an access easement is owned by the City, but retained in private ownership, shall be maintained by the property owner in their natural state and may only be modified if a landscape and maintenance plan complies with the approved Plant List in the Parks and Recreation Master Plan, and has been approved through the Architectural Review process or by the Parks and Recreation Director when Architectural Review is not required.***

**Finding:**

*An easement to Clean Water Services should be established as part of that agency's requirements for a vegetated corridor.*

***(5) The Parks and Recreation Director shall be included as a commenter when a development application proposes dedication of Greenway or Natural Area property to the City or when development is pro-posed on Greenway or Natural Areas property maintained by the Parks and Recreation Department.***

**Finding:**

*The applicant is not dedicating property to the City, nor is the City proposed to maintain the vegetated corridor. This standard does not apply.*

## **D. Community Design Standards**

### **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;**

**Finding:**

*City staff has reviewed the proposed site development, including the site plan, architecture, landscaping, parking and graphic design, and has determined that, with conditions of approval, the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development can be met.*

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

**Finding:**

*Neighboring properties are generally industrial in character. Many buildings on SW 125<sup>th</sup> Court are concrete tilt-up construction painted in a neutral tone, accented with a horizontal band of color, similar to what is proposed for the addition. The addition meets the existing building at a lower height, allowing for some visual transition between the distinct building areas. This criterion 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.**

**Finding:**

*The proposed development would be consistent with existing and similarly developed industrial uses in the immediate vicinity. Painted concrete tilt-up panels with partial glazing as proposed are consistent with surrounding development styles. The overall appearance is aided by mature trees and other landscaping on site which is also consistent with nearby development. These standards are 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.**

**Finding:**

*The proposed development would include utility facilities and/or public utility facilities. These facilities are reviewed by the City of Tualatin Engineering Division and the applicant shall comply with the incorporated Public Facilities Review (PFR) from the Engineering Division.*

**(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.**

*The project site is located in the General Manufacturing (MG) Planning District and designed as an Industrial Area (IA) by Metro and therefore unsuitable for housing; 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.**

**Finding:**

*For a full discussion of tree removal as allowed under TDC 34.200 and TDC 34.230, see Section B, Tree Removal and Preservation.*

- (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).**

**Finding:**

*This provision has not been used to resolve any conflicting standards. This standard does not apply.*

**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.**

*With Condition of Approval AF-19, this standard is met.*

- (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.**

*With Condition of Approval AF-20, this standard is met.*

**Section 73.160 Standards (Community Design)**

- (1) Pedestrian and Bicycle Circulation:**  
**(a) For commercial, public and semi-public uses:**

**Finding:**

*As the project development would not result in a commercial, public and/or semi-public use, this standard does not apply.*

- (b) For Industrial Uses:**

- (i) a walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet wide and 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 through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.**
- (iii) Accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane;**
- (iv) Accessways may be gated for security purposes;**

- (v) **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.**

**Finding:**

*The applicant proposes a main entrance for the new addition on the north side of the structure. With Condition of Approval AF-5, standard (i) is met. The walkway must be a minimum of 5 feet wide and constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. The walkway must be ADA compliant.*

*Standards 73.160(1)(b)(ii), (iii), (iv), and (v) do not apply.*

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

**Finding:**

*With the specification that a new walkway to the main entrance provide such a curb cut as part of the condition above, this standard can be met.*

- (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.**
- (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.**

**Finding:**

*No public or transit accessways are proposed or required for this development. Standards (d) and (e) do not apply.*

- (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.**

*The only wetland on and adjacent to the site is within the northwest corner away from all bike and pedestrian connections, and such a span is not necessary for access. Standard (f) does not apply.*

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

**Finding:**

*No public or transit accessways are proposed or required for this development. This standard does not apply.*

**(2) Drive-up Uses**

**Finding:**

*As no drive-up uses are proposed; this standard does 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.**

**Finding:**

*As shown on the building elevations, windows are provided facing the SW 125<sup>th</sup> Ct., providing additional visibility where the current east elevation provides none. Lighting is proposed throughout all accessible areas of the site. This standard is met.*

- (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.**

**Finding:**

*The proposed use is industrial in nature, and the public right-of-way views are primarily covered by landscaping to meet other standards and objectives. Existing office space is provided ground-floor windows, and the proposed changes create greater visibility than the existing conditions. This standard is met.*

- (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.**

**Finding:**

*As shown on the Site Photometric Plan EL1, on-site lighting allows for surveillance of on-site activities from adjacent drive aisles and parking areas without shining lights into the adjacent ROW on 125<sup>th</sup> or SW Herman, or into the vegetative corridor in the northwest corner of the site. This standard is met.*

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

**Finding:**

*Existing signage and addressing is provided on the site. All new signage permits and approvals are to be handled separately and not as part of this review. Staff also notes that provisions for emergency services are reviewed through the building permit process. Refer to comments from Tualatin Valley Fire & Rescue (TVF&R).*

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

**Finding:**

*Per the planting schedule provided on Sheet L1.1, Landscape Plan, tree canopies will be limbed to 8 feet when mature, and shrubs will be maintained at a height not above 30 inches. This standard is met.*

- (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.**

*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.**

**Finding:**

*No additional mechanical equipment is proposed by the applicant at this time to accommodate the expansion. Future additions equipment additions will require screening. Staff finds that this standard is met.*

- (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.**

**Finding:**

*No additional outdoor storage area is proposed as part of this development application. This standard is met.*

- (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.**

**Finding:**

*As none of the above-mentioned improvements are proposed, 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.**

**Finding:**

*The existing development provides one on-site ADA parking space on the south end of the site. However, the main entrance for the addition is indicated on the north side of the site, with no interior connection between the existing building and addition. With Conditions of Approval AF-5 and AF-6, these standards are 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.**

**Finding:**

*As neither SW Herman Road nor SW 125<sup>th</sup> Court adjacent to the project site are classified as transit streets, this standard does not apply.*

**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.**

**Finding:**

*As shown on the building elevations, windows are provided facing the SW 125<sup>th</sup> Ct., providing additional visibility where the current east elevation provides none. Lighting is proposed throughout all accessible areas of the site. Visibility is limited in some areas by trees landscaping, meeting other site plan criteria. This standard is met.*

- (b) Provide an identification system which clearly identifies and locates buildings and their entries.**

**Finding:**

*Existing signage and addressing is provided on the site. All new signage permits and approvals are to be handled separately and not as part of this review. Staff also notes that provisions for emergency services are reviewed through the building permit process. Refer to comments from Tualatin Valley Fire & Rescue (TVF&R). This standard is met.*

- (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.**

**Finding:**

*All new parking lot trees are deciduous varieties that will provide visibility within the desired vertical range. The landscaping plan notes that shrubs are to be maintained at a maximum height of 30 inches, and trees limbed to 8 feet when mature. The new driveway entrance would be flanked by beach strawberry, inkberry, and fraxinus Pennsylvania (Patmore Ash), all to be maintained according to standards. No new landscaping is proposed at the south driveway. This standard is met.*

**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.**
- (2) Minimum Standards Method.**
  - (a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below is reviewed through the Architectural Review process.**
    - (i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.**
    - (ii) Storage areas for multiple uses on a single site may be combined and shared.**
    - (iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans shall include drawings to illustrate the layout of the storage area and dimensions for containers.**
    - (iv) Multi-family residential developments containing 5-10 units shall provide a minimum storage area of 50 square feet. Multi-family residential developments containing more than 10 units shall provide 50 square feet plus an additional 5 square feet per unit for each unit above 10.**
    - (v) Commercial, industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus: Office - 4 square feet/1000 square feet gross leasable area (GLA); Retail - 10 square feet/1000 square feet GLA; Wholesale/Warehouse/ Manufacturing - 6 square feet/1000 square feet GLA; Educational and institutional - 4 square feet/1000 square feet GLA; and other - 4 square feet/1000 square feet GLA.**

**Finding:**

*Per the Minimum Standards Method, the minimum solid waste storage area would be 600 square feet. No detailed information about the existing solid waste storage and its capacity to handle both existing needs and the needs generated by the addition has been provided. This standard is met by Condition of Approval AF-7.*

- (6) Location, Design and Access Standards for Storage Areas.**
  - (a) Location Standards**
    - (i) To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.**
    - (ii) Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.**
    - (iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.**

- (iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.
- (v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.
- (vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to TDC 73.227(6)(b)(iii).
- (vii) Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.

**Finding:**

*The applicant has indicated that they intend to use the existing solid waste storage location within the existing covered storage area. This standard is met.*

**(b) Design Standards**

- (i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.
- (ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.
- (iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.
- (iv) Exterior storage areas shall have either a concrete or asphalt floor surface.
- (v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.

**Finding:**

*No detailed information about the existing solid waste storage and the suitability of its location with regard to other site changes has been provided. ,This standard is met by Condition of Approval AF-8.*

**(c) Access Standards**

- (i) Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.
- (ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.
- (iii) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow vehicles to safely exit the site in a forward motion.

**Finding:**

*No detailed information about the existing solid waste storage and the suitability of its location with regard to other site changes has been provided.  
This standard is met by Condition of Approval AF-8.*

**Section 73.240 Landscaping General Provisions**

- (1) The following standards are minimum requirements.**
- (2) The minimum area requirement for landscaping for conditional uses for RL, RML, RMH, RH and RH/HR Planning Districts, listed in TDC 40.030, 41.030, 42.030, 43.030 and 44.030, excluding 40.030(3), 40.030 (4)(j), 40.030 (4)(m), 40.030 (4)(n) and 41.030(2) shall be twenty-five (25) percent of the total area to be developed. 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 shall be twenty (20) percent of the total area to be developed as determined through the AR process.**

**Finding:**

*As the project site is not located in any of the planning districts mentioned above, these standards do not apply.*

- (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.**

[...]

**Finding:**

*As shown on the Landscape Planting Plan Sht. L1.1, the overall landscape percentage provided for the proposed developed area is 45,549 square feet (21.6%) of the total development area, exceeding the minimum 15% required. This standard is met.*

- (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.**

**Finding:**

*The yard adjacent to SW Herman Road contains numerous mature trees and live groundcover that is proposed to remain, notwithstanding required public improvements as addressed as conditions of approval. The yard adjacent to SW 125<sup>th</sup> Ct. is planting with a row of trees, proposed to remain. 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.**

**Finding:**

*The north and western yards abut other industrial development, as well as a wetland area to the northeast; future expansion other than redevelopment of existing structures is not anticipated. These areas are shown with existing mature landscaping, and a vegetative corridor in the northwest corner to be maintained according to the standards of Clean Water Services. This standard is met.*

- (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.**

[...]

**Finding:**

*The majority of the landscaped area on the subject site is already established and mature, and will be preserved with future development. All proposed new landscape areas are designed, and will be constructed and installed, so that all ground will be covered by living grass and/or plant material within three years of installation per the Landscaping Plan, sheet L1.1. No rock or stone are being proposed as groundcover. This standard is met.*

- (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.**

**Finding:**

*The only proposed new fencing surrounds the edges of the required vegetative corridor to be maintained according to standards set by Clean Water Services, and does not abut transportation corridors. This standard is met.*

**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.

**Finding:**

*Sheet L1.1, Landscaping Plan, demonstrates that the proposed new plants meet the above specifications. Other landscaping proposed to be retained on site is already mature and exceeds these standards. These standards are met.*

- (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).**

**Finding:**

*Sheet L1.1, Note 11, indicates that all new landscaping shall be installed according to American Nurserymen Association Standards. This standard is met.*

- (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.**

**Finding:**

*Most new vegetation will be provided for parking areas, or as part of the required vegetative corridor. The vegetative corridor incorporates native plantings and meets Clean Water Services' standards. These standards are met.*

- (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.**

*The applicant's specifications for plant quality at the time of planting and ongoing maintenance are specified on Sheet L3.0, Landscape & IR Specs. These standards are met.*

**Section 73.280 Irrigation System Required**

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

[...]

**Finding:**

*Sheet L1.1, Note 15, indicates that the existing irrigation system shall be modified to include new landscape areas. This standard is met.*

**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.**

[...]

**Finding:**

*At least five feet of landscaping is provided, except in loading areas and pedestrian walkways. This standard is met as shown in Sheet L1.1, Landscape Plan.*

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

**Finding:**

*All areas on the site that are not occupied by buildings, parking spaces, drive aisles, pedestrian area, or undisturbed natural areas are planned to be landscaped with existing or new plantings. This standard is met.*

**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.**

**Finding:**

*All new parking lot trees are deciduous varieties that will provide visibility within the desired vertical range. The landscaping plan notes that shrubs are to be maintained at a maximum height of 30 inches, and trees limbed to 8 feet when mature. The new driveway entrance would be flanked by beach strawberry, inkberry, and Fraxinus Pennsylvania (Patmore Ash), all to be maintained according to standards. No new landscaping is proposed at the south driveway. This standard is met.*

- (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.**

[...]

**Finding:**

*At least five feet of landscaping is provided around the perimeter of parking and circulation areas. These standards are met as indicated on Sheet L1.1, Landscape Plan.*



**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.

**Finding:**

*A minimum 650 square feet of new landscape island area is required in relation to the 26 new parking spaces required on site. As shown on L1.1, Landscape Plan, this requirement has been exceeded with 1,211 square feet of new interior parking lot landscaping. No changes to the existing south parking area are proposed. This standard is met.*

- (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).

**Finding:**

*As shown on L1.1, Landscape Plan, the new landscape islands in the north parking lot are at least 5 feet wide. No changes to the existing south parking area are proposed. This standard is met.*

- (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.

**Finding:**

*As shown on L1.1, Landscape Plan, six (6) trees are proposed in the new parking lot area, corresponding to 26 new parking spaces. This standard is met.*

- (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.

**Finding:**

*Landscaping is provided at the ends of aisles in the new parking area. This standard is met as shown on Sheet L1.1, Landscape Plan.*

- (5) Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged.

**Finding:**

*The species and quantity of plantings are sufficient to achieve 90% coverage within three years; most landscaping is already established and mature on site. This standard is met.*

- (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.

[...]

**Finding:**

*The new north driveway entrance is shown with a landscape buffer on either side. To the north, the buffer is at least 40 feet long and 30 feet wide. To the south, the buffer is at least 40 feet long and 10 feet wide. No changes are proposed to the existing driveway to the south, though it also complies with the standard. This standard is met.*

- (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.

**Finding:**

*The new tree species proposed, Fraxinus Pennsylvania 'Patmore' (Patmore Ash) Fraxinus Pennsylvania (Summit Ash), and Gleditsia triacanthos (Honey locust), as shown in sheet L1.1, Landscape Plan. These species are regarded as highly adaptable trees, and meet all listed criteria. This standard is met.*

**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.**

**Finding:**

*Please reference the Public Facilities Review for a full discussion on street tree criteria.*

**Section 73.250 Tree Preservation**

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

**Finding:**

*Limited grading is proposed, primarily located on the north side of the property in the proposed loading area, north driveway, and northern parking lot islands. All trees shown on the grading plan are proposed to be retained. Final tree removal will be determined through submittal and approval of the final grading plan. Condition of Approval Number AF-4 will require the applicant to submit a final tree preservation plan consistent with the approved grading plan. This standard is met by Condition of Approval AF-4.*

- (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.**

**Finding:**

*The tree preservation plan reflects how existing trees will be protected during construction. The applicant's arborist has approved some encroachment into the root zone of Trees 7 through 13. According to the applicant's arborist report, pruning for Trees 7 through 13 along SW 125<sup>th</sup> Court will be conducted in accordance with ANSI A300 to preserve these trees while accommodating nearby construction. No stockpile areas are proposed within the driplines. These standards are met.*

**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.**

**Finding:**

*With regard to standards of 73.270(1) through 73.270(4), including grading and surface drainage, staff defers to the analysis of the City Engineer.*

### **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 Finding 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.**

#### **Finding:**

*The proposed expansion represents a new structure, and off-street parking and loading must be provided. The standards and criteria for this parking are discussed in the following sections.*

- (n) **Bicycle parking facilities shall include long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms (indoor or outdoor) in which the bicycle is stored and short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels. The Community Development Director, their designee, or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Section 73.370.**

#### **Finding:**

*The applicant has proposed no change to the existing bike parking spaces. Currently, three bike parking spaces are provided per the applicant's narrative.*

*As discussed in 73.370(2), a minimum thirteen (13) bike parking spaces are required for the mix of uses proposed on site after development; per 73.370(2)(a), the first 5 bicycle parking spaces must be covered.*

*This standard is met by Condition of Approval AF-10.*

- (o) **Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.**
- (p) **A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**
- (q) **Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**

#### **Finding:**

*Standards (o), (p) and (q) are met by Condition of Approval AF-10.*

- (r) **Required bicycle parking shall be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, shall be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas.**

**Finding:**

*The applicant notes that bike parking would be located adjacent to the main entrance. Since the entrances are generally well-lit, inherently convenient, and generally a more secure place for bicycle parking than remote edges of the property, this standard is met.*

- (u) **Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.**

**Finding:**

*This standard is met by Condition of Approval AF-11.*

- (v) **Required bicycle parking spaces shall be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This shall not preclude the operation of private for-profit bicycle parking businesses.**

*No fee structure has been proposed in relationship to bike parking. This standard is met.*

- (x) **Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.**

*The applicant will be required to meet or demonstrate that this standard is presently met. This standard is met by Condition of Approval AF-12.*

**(2) Off-Street Parking Provisions.**

- (a) **The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except for minimum parking requirements for the uses in TDC 73.370(2)(a) (Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv) within the Core Area Parking District (CAPD). Minimum standards for off-street motor vehicle parking for the uses in 73.370(2) (a) Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv in the CAPD are in TDC 73.370(2)(b). The maximum requirements are divided into Zone A and Zone B, as shown on the Tualatin Parking Zone Map, Figure 73-3. The following are exempt from calculation of maximum parking requirements: parking structures; fleet parking; parking for vehicles for sale, lease or rent; car/vanpool parking; dedicated valet parking; and user-paid parking.**

*The table below has been modified from the table included in the TDC to only include off-street parking requirements for proposed uses on the project site.*

Use	Minimum Motor Vehicle Parking Requirements	Maximum Motor Vehicle Parking Requirements	Bicycle Parking Requirements	Percentage of Bicycle Parking to be Covered
Industrial (i) Manufacturing	1.6 spaces per 1,000 gross floor area (GFA)	None	2, or 0.1 spaces per 1,000 GFA, whichever is greater	First 5 spaces or 30 percent, whichever is greater
Industrial (ii) Warehousing	0.3 spaces per 1,000 gross floor area (GFA)	0.5 spaces per 1,000 sq. ft. gross floor area	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater

Commercial (vi) General office	2.70 spaces per 1,000 sq. ft. of gross floor area	4.1 spaces per 1,000 sq. ft. gross floor area	2, or 0.50 spaces per 1,000 gross sq. ft. whichever is greater	First 10 spaces or 40%, whichever is greater
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[...]

**Finding:**

The proposed addition meets the threshold requirements defined under 73.370(1)(a) by establishing an additional structure, triggering the off-street parking, loading, and bicycle parking requirements. The minimum parking requirements are based on those included in 73.370(2)(a):

- Manufacturing: 1.6 spaces per 1,000 square feet;
- Warehouse: 0.3 spaces per 1,000 square feet;
- Office: 2.7 spaces per 1,000 square feet;

Given the applicant’s calculations that the total development after the addition will include 10,000 square feet of manufacturing, 8,700 square feet of office, and 82,262 square feet of warehousing area, a total of 65 parking spaces must be provided (rounded to the nearest whole number). Whereas 65 spaces are reflected in the applicant’s site plan, the minimum motor vehicle parking requirements are met.

*A minimum thirteen (13) bike parking spaces are required for the mix of uses proposed on site after development; per 73.370(2)(a), the first 5 bicycle parking spaces must be covered.*

*This standard is met by Condition of Approval AF-10.*

**(3) Off-Street Vanpool and Carpool Parking Provisions.**

**The minimum number of off-street Vanpool and Carpool parking for commercial, institutional and industrial uses is as follows:**

Number of Required Parking Spaces	Number of Vanpool or Carpool Spaces
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

**Finding:**

*The applicant’s narrative indicates that two vanpool or carpool spaces will be provided. These spaces are not indicated on any of the site plans. This standard is met by Condition of Approval AF-12.*

**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:**

- (1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section, except for parking structures and underground parking where stall length and width requirements for a standard size stall shall be reduced by .5 feet and vehicular access at the entrance if gated shall be a minimum of 18 feet in width.**

**Finding:**

*New parking stall dimensions meet the applicable standards. This standard is met.*

- (2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by TDC 73.370(2). Stalls in excess of the number required by TDC 73.370(2) can be sub-compact stalls.**

**Finding:**

*No compact parking stalls are proposed. This standard is met.*

- (3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation, except for parking structures and underground parking. For parking lots within the Central Design District that are designed to frame views of the central water feature or identified architectural focal elements as provided in TDC 73.350(3), this requirement shall not apply and the location of parking lot landscape islands shall be determined through the Architectural Review process.**

**Finding:**

*The new parking area on the north side of the property is provided with landscape islands with no more than eight contiguous parking spaces. No changes are proposed to the existing south parking lot. This standard is met.*

- (4) Parking stalls shall be constructed of asphalt or concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Drive aisles and parking stalls shall be maintained adequately for all-weather use and drained to avoid water flow across sidewalks. Pervious surfaces such as pervious concrete, pavers and grasscrete, but not gravel or woody material, are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or in a Clean Water Services Vegetated Corridor. Parking lot landscaping shall be provided pursuant to the requirements of TDC 73.350 and TDC 73.360. Walkways in parking lots shall be provided pursuant to TDC 73.160.**

**Finding:**

*As shown on Sheet C4.0, all areas designated for cars and trucks will be constructed of asphalt. This standard is met.*

- (5) Except for parking to serve residential uses, parking areas adjacent to or within residential planning districts or adjacent to residential uses shall be designed to minimize disturbance of residents.**

**Finding:**

*As the project site is not adjacent to residential uses or residential planning districts, this standard does not apply.*

- (6) Artificial lighting, which may be provided, shall be deflected to not shine or create glare in a residential planning district, an adjacent dwelling, street right-of-way in such a manner as to impair the use of such way or a Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor.**

**Finding:**

*As shown on the Site Photometric Plan EL1, on-site lighting allows for surveillance of on-site activities from adjacent drive aisles and parking areas without shining light into the adjacent ROW on 125<sup>th</sup> Court or SW Herman Road, or into the vegetative corridor in the northwest corner of the site. This standard is met.*

- (7) Groups of more than 4 parking spaces shall be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.**

**Finding:**

All parking spaces on site are accessed entirely on private property and do not require backing motions into the right-of-way. This standard is met.

- (8) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety for pedestrians and vehicular traffic on the site.**

**Finding:**

The parking configuration proposed has limited complexity, with a new linear drive across the north side of the site to access parking and loading areas. No on-site connection is proposed between the north and south parking areas. This standard is met.

- (9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.**

**Finding:**

Curbs at a minimum height of six inches, as shown on Sheet C1.0 and detailed on Sheet C4.0, will be provided adjacent to landscape, pedestrian, and right-of-way areas. This standard is met.

- (10) Disability parking spaces and accessibility shall be provided in accordance with applicable federal and state requirements.**

**Finding:**

Although the site plans show one on-site ADA parking space on the south side of the building, it is indicated that the main entrance for the addition is on the north side of the building. The absence of ADA parking adjacent to the addition's main entrance fails to meet this standard.

ADA accessibility requirements are typically reviewed during the building permit stage. This standard is met by Condition of Approval AF-6.

- (11) On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.**

**Finding:**

All new drive aisles meet the applicable width standards. This standard is met.

**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

**Finding:**

The proposal includes seven (7) designated loading berths, exceeding the minimum standard. This standard is met.

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



- (a) Commercial, public and semi-public uses of 5,000 to 25,000 square feet shall be 12' x 25' and uses greater than 25,000 shall be 12' x 35'
- (b) Industrial uses - 12' x 60'
- (c) Berths shall have an unobstructed height of 14'
- (d) Loading berths shall not use the public right-of-way as part of the required off-street loading area.

**Finding:**

*The loading berths all exceed the minimum berth area for industrial uses. This standard is met.*

- (3) Required loading areas shall be screened from public view from public streets and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.

**Finding:**

*Partial screening is provided along SW 125<sup>th</sup> Ct. parallel to the loading area as shown on Sheet L1.1. However, no screening is shown under the existing maple tree (Tree #13) that would qualify as sight-obscuring landscaping. This standard is met by Condition of Approval AF-9.*

- (4) Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.

[...]

**Finding:**

*A note has been added to this decision to meet the standard (see "II. Conditions of Approval").*

- (6) The off-street loading facilities shall in all cases be on the same lot or parcel as the structure they are intended to serve. In no case shall the required off-street loading spaces be part of the area used to satisfy the off-street parking requirements.

[...]

**Finding:**

*All loading berths are on the same lot as the structure they are intended to serve. This requirement is met.*

**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.

**Finding:**

*Staff defers to the analysis of the City Engineer (see City Engineer PFR, Exhibit D).*

**Section 73.056 Time Limit on Approvals**

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.

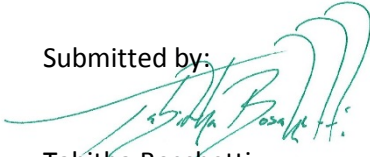
**Finding:**

*With Condition AF-1, the time limit guidelines will be met.*

#### IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on January 2, 2019 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., January 2, 2019. 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, appearing to read "Tabitha Boschetti", is written over a set of three blue wavy lines that resemble a stylized signature or a decorative flourish.

Tabitha Boschetti  
Assistant Planner