



City of Tualatin

www.tualatinoregon.gov

**"NECESSARY PARTIES"
MARKED BELOW**

NOTICE OF APPLICATION SUBMITTAL

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

CASE/FILE: AR18-0009 (Community Development Dept.: Planning Division)

PROPOSAL	The applicant, VLMK Engineering, proposes a 3,942 square foot office building to replace fire damaged Building #5 at the Beauport Business Park. Accessory landscaping and parking are included with the application.
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PROPERTY <input type="checkbox"/> n/a	Name of Application	Beauport Building #5		
	Street Address	9560 SW Tualatin Road		
	Tax Map and Lot No(s).	2S1 23BD 00800		
	Planning District	MG	Overlays <input type="checkbox"/>	NRPO <input checked="" type="checkbox"/> Flood Plain <input checked="" type="checkbox"/>
	Previous Applications	AR-14-11, 06-04, 05-11, 00-13, 94-35, 92-25, 91-37, 84-22 [...]	Additional Applications: N/A	CIO Manufacturing

DATES	Receipt of application	12/21/18	Deemed Complete	1/17/19	CONTACT	Name: Erin Engman
	Notice of application submittal			1/17/19		Title: ASSOCIATE PLANNER
	Development Review meeting			1/22/19		E-mail: EENGMAN @tualatin.gov
	Comments due for staff report			2/1/19		Phone: 503-691-3024
	Public meeting: <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a					Notes: You may view the application materials through this City web page: www.tualatinoregon.gov/projects
	City Council (CC)			<input checked="" type="checkbox"/> n/a		

- | | | |
|---|--|---|
| <p>City Staff</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> City Manager <input checked="" type="checkbox"/> Building Official <input checked="" type="checkbox"/> Chief of Police <input checked="" type="checkbox"/> City Attorney <input checked="" type="checkbox"/> City Engineer <input checked="" type="checkbox"/> Community Development Director <input checked="" type="checkbox"/> Community Services Director <input checked="" type="checkbox"/> Economic Development liaison <input checked="" type="checkbox"/> Engineering Associate* <input checked="" type="checkbox"/> Finance Director <input checked="" type="checkbox"/> GIS technician(s) <input checked="" type="checkbox"/> IS Manager <input checked="" type="checkbox"/> Operations Director* <input checked="" type="checkbox"/> Parks and Recreation Coordinator <input checked="" type="checkbox"/> Planning Manager <input checked="" type="checkbox"/> Street/Sewer Supervisor <input checked="" type="checkbox"/> Water Supervisor <p>Neighboring Cities</p> <ul style="list-style-type: none"> <input type="checkbox"/> Durham <input type="checkbox"/> King City Planning Commission <input type="checkbox"/> Lake Oswego <input type="checkbox"/> Rivergrove PC <input type="checkbox"/> Sherwood Planning Dept. <input type="checkbox"/> Tigard Community Dev. Dept. <input type="checkbox"/> Wilsonville Planning Division | <p>Counties</p> <ul style="list-style-type: none"> <input type="checkbox"/> Clackamas County Dept. of Transportation and Development <input checked="" type="checkbox"/> Washington County Dept. of Land Use and Transportation (ARs) <input type="checkbox"/> Washington County Long Range Planning (LRP) (Annexations) <p>Regional Government</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Metro <p>School Districts</p> <ul style="list-style-type: none"> <input type="checkbox"/> Lake Oswego School Dist. 7J <input type="checkbox"/> Sherwood SD 88J <input type="checkbox"/> Tigard-Tualatin SD 23J (TTSD) <input type="checkbox"/> West Linn-Wilsonville SD 3J <p>State Agencies</p> <ul style="list-style-type: none"> <input type="checkbox"/> Oregon Dept. of Aviation <input checked="" type="checkbox"/> Oregon Dept. of Environmental Quality (DEQ) <input type="checkbox"/> Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice) <input checked="" type="checkbox"/> Oregon Dept. of State Lands: Wetlands Program <input checked="" type="checkbox"/> Oregon Dept. of Transportation (ODOT) Region 1 <input type="checkbox"/> ODOT Maintenance Dist. 2A <input type="checkbox"/> ODOT Rail Division <input type="checkbox"/> OR Dept. of Revenue | <p>Utilities</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Republic Services <input checked="" type="checkbox"/> Clean Water Services (CWS) <input checked="" type="checkbox"/> Comcast [cable]* <input checked="" type="checkbox"/> Frontier Communications [phone] <input checked="" type="checkbox"/> Northwest Natural [gas] <input checked="" type="checkbox"/> Portland General Electric (PGE) <input checked="" type="checkbox"/> TriMet <input checked="" type="checkbox"/> Tualatin Valley Fire & Rescue <input checked="" type="checkbox"/> USPS (Washington; 18850 SW Teton) <input type="checkbox"/> USPS (Clackamas) <input checked="" type="checkbox"/> Washington County Consolidated Communications Agency <p>Additional Parties</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Tualatin Citizen Involvement Organization (CIO) <p>*Paper Copies</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1.032: Burden of Proof <input checked="" type="checkbox"/> 31.071 Architectural Review Procedure |
|---|--|---|

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

Architectural Review (AR) Intake Check List

Project Name: Beauport Building 5

AR- ___ - ___ **Date Received:** _____ **Submittal #** _____

- Project name or title that matches CRW scoping/pre-application meeting name. (Names should be somewhat descriptive of the project i.e. ABC Company New Building).
- Include page numbers, a Table of Contents, and staple documents or put documents in a binder. Do not use binder clips or paper clips.
- Plans should have page numbers and an Index to Sheets that matches page numbers. All symbols, line types, and textures must have a legend. Please direct to page of legend on each sheet. Plans should be stapled down the length of the left side.
- Application shall contain the names, addresses, e-mails, and telephone numbers of:
___ Property Owner(s) ___ Applicant ___ Project Planner
___ Architect ___ Engineer ___ Landscape Architect
- Signatures from Property Owner(s) and the Applicant– along with printed name and date.
- Street Address(s), Tax Lot Number(s), and current tax map(s).
- Clean Water Services (CWS) Service Provider Letter (SPL) indicating a “Stormwater Connection Permit Authorization Letter” will likely be issued or Pre-Screen signed by CWS with appropriate box checked to indicate that it serves as an SPL.
- Wetland delineations and floodplain, if applicable
- Fill/Removal Permit Issued by the Oregon Division of State Lands (DSL) and the U.S. Army Corps of Engineers, if applicable
- Application Fee (must be paid at time of first submittal).
- Hydraulic Modeling worksheet and fee (must be paid at time of first submittal).
- 3 plan sets of the following plans:
 - o Existing Conditions Plan
 - o Site Plan
 - o Grading Plan
 - o Landscape Plan
 - o Elevations including specifications as to type, color, and texture of exterior surfaces of proposed structures (scale of 1/16": 1', 1/8":1', 1/4":1', 1/2". 1", 3/4".1")
 - o Tree Preservation Plan

Architectural Review (AR) Intake Check List

Project Name: Beauport Building 5

AR- _____ **Date Received:** _____ **Submittal #** _____

- All plan sets shall be collated, stapled and folded and shall include a north arrow, scale and legend corresponding to symbols on the plans.
- Scale for Existing Conditions, Site Plan, Grading, Landscape and Tree Preservation shall be 1":10', 1":20", 1":30", for larger developments 1':40' or 1":50'. Adjust the scale accordingly on ledger (11x17) and letter (8.5x11) size copies.
- 3 sets of 8 ½" x11", 11"x17", 24"x36"
- Attachment 1 to this check list contains detailed plan requirements for each of the above

Public Utility Facility Plan (Per Tualatin Development Code Ch. 74) including the following information:

- show the location type, size, and grade of all existing and proposed utility facilities such as: sanitary and storm sewers, water lines, fire hydrants, streets and sidewalks, and water quality facilities.
- Water quality, detention, and conveyance calculations and plans. (Soils report will also be required if soils type used for drainage calculations).
- Traffic study information as required by the City Engineer- 4 copies
- Other utility facilities as required by the City Engineers such as a fire flow test
- All plan sets shall be collated, stapled and folded and shall include a north arrow, scale and legend corresponding to symbols on the plans.
- Scale shall be 1":10', 1":20", 1":30", for larger developments 1':40' or 1":50'. Adjust the scale accordingly on ledger (11x17) and letter (8.5x11) size copies.
- 3 sets of 8 ½" x11", 11"x17", 24"x36"
- Attachment 1 to this check list contains detailed plan requirements.

Developments in the Central Design District shall provide the Neighborhood Meeting notes and evidence of the notice posting required in TDC 31.071(5) and shall provide narratives statements considering each of the Design Guidelines in TDC 73.610 Narrative, (TDC Fig. 73-4 maps this district)

Completed City fact sheet on the project

Recent Title Report (no older than 30 days)

A letter from the franchise solid waste and recycling hauler reviewing the proposed solid waste and recyclables method and facility signed and dated by a designee of the hauler. Attach a site plan and elevations of trash enclosures signed and dated by the hauler, if applicable.

Acoustical engineer report as required by the Community Development Director

Architectural Review (AR) Intake Check List

Project Name: Beauport Building 5

AR-____-____ **Date Received:**_____ **Submittal #** _____

- Neighborhood Meeting information including the following:
 - o Mailing affidavit and
 - o Sign Posting certification on current City forms;
 - o attendance log and notes;
 - o copy of Neighborhood Meeting invitation;
 - o GIS buffer map and mailing list including CIO contacts and mailing labels.
 - o Neighborhood Meeting must have occurred no more than 180 days from date of first submittal.
 - o Pursuant to TDC 31.063
- Indication of a railroad (RR) at-grade crossing that provides sole access to the subject property, if applicable.
- Land Use application notification information including:
 - o Provide a list of mailing list recipients pursuant to TDC 31.064(1)
 - o Post a sign pursuant to TDC 31.064(2)
 - o Sign and dated posting certification with given case file number on current City Form.
- Narrative containing responses to the applicable criteria in the Tualatin Development and Municipal Code.
- Evidence of completed pre-application and scoping meeting with dates (no older than 180 days from date of 1st submittal).
- Pre-Printed labels of mailing list (size 5160)
- Adobe PDF(s) of application materials (direct conversions, not scans) on a CD or USB flash drive.
- Lighting Plan with "scattered" photometrics, light specs, and a legend. All photometric measurements must be shown covering all subject site property lines and the entire subject site. All light specs must show lights that are full cut off. Photometric measurement labels must be large enough to read.

Application Re-Submittals:

- Revisions to application must include date of resubmission on all new and revised materials. Provide a response letter addressing each incomplete item and on what page the missing information can be found. Please submit 3 copies of an entire new packet, not just the revised and new materials, in paper and electronic format. Please organize the new and revised materials and put them in the appropriate places in the application.

Architectural Review (AR) Intake Check List

Project Name: Beauport Building 5

AR- ___ - ___ **Date Received:** _____ **Submittal #** _____

Please provide 3 full paper copies of every piece of the application for completeness review. During every completeness review staff will retain at least one paper copy of the submission for the record. Additional copies may be slip sheeted for resubmission at the staff member's discretion.

After the application is deemed complete, the project planner will request the appropriate number of complete application paper copies.

Revised date December 22, 2016

M:/Planning Web Forms/AR Intake checklist

**Architectural Review (AR) Intake Check List
PLAN REQUIREMENTS**

Project Name: Beauport Building 5

AR- - **Date Received** **Submittal #**

PROPOSED SITE PLAN AND EXISTING CONDITIONS PLAN:

- North arrow and scale of drawing (Scale 1":10', 1":20', 1":30', for larger developments 1":40' or 1":50'). Adjust the scale accordingly on ledger (11 x 17) and letter (8.5 x 11) size copies.
- Site Data to include Planning District designation, square footage of site, square footage of development area, square footage of landscaping, square footage of parking lot landscaping, square footage of pavement, number of parking spaces (standard, subcompact and disability), square footage of building (gross and perimeter). Information must contain existing and proposed square footage of parking spaces. Identify landscape credits available and building setback reduction.
- Correct lot area and lot line dimensions of the site. Correct location of Natural Resource Protection Overlay District, including greenways, wetland natural areas and open space natural areas, and 25' vegetated corridors adjacent to a sensitive area. Also show delineated wetland boundary, top of bank and centerline for rivers and creeks. Indicate if wetlands or greenways are proposed to be dedicated.
- Location of buildings and main building entrance, dimensions and square footage of existing and proposed development, including setback distances to property lines and setback distances between buildings. Include location of bicycle parking and covered bicycle parking.
- Location of accessways, walkways and on-site bikeways.
- Fronting street(s), right-of-way lines, driveways, sidewalks, curbs, paths, railroad right-of-way, bicycle paths, pedestrian paths, transit stop locations and easements (include dimensions).
- Parking circulation and loading areas (dimensions of spaces) and type of surface. Show entrances, exits, direction of traffic flow, maneuvering areas and setbacks. Indicate location of subcompact spaces, vanpool and car pool parking and type of curbing. Identify disability stall locations and stall dimensions.
- Location of fences, walls, trash enclosures, recycling areas, electric transformer pads, rooftop mechanical equipment and exterior light fixtures.
- Outdoor storage areas and future development areas, if applicable.
- Include all property lines and easements based on survey or other recorded county documents.
- Include all proposed building envelopes.

GRADING PLAN:

- North arrow and scale of drawing (scale 1":10', 1":20', 1":30').
- Correct lot area and lot line dimensions of the site. Correct location of Natural Resource Protection Overlay District, including greenways, delineated wetland boundary, wetland natural areas and open space natural areas, and CWS vegetated corridors adjacent to a sensitive area. Also show top of bank and centerline for rivers and creeks. Indicate if wetlands or greenways are proposed to be dedicated.

- Show site contour lines and elevations (existing and proposed, referenced from mean sea level. Minimum five-foot contours).
- Location, size and species of all existing trees having a trunk diameter of 8" or greater measured at a point 4' above the ground. Indicate trees to be removed or retained.
- Place a note on the plan stating that existing trees to be retained shall be fenced around the drip line with chain link or other sturdy fencing during construction. Indicate topsoil replacement in all landscape areas.
- Location, size and grading plan of water quality facility, if applicable.

TREE PRESERVATION PLAN:

- Tree Preservation Site Plan (drawn to scale 1:10, 1:20, or 1:30), including a north arrow, existing and proposed property lines, existing and proposed topographical contour lines (existing to remain and proposed structure envelopes), structures, impervious surfaces, wells, septic systems, stormwater retention/detention facilities, utility and access locations/easements, vision clearance areas, and all trees having a trunk diameter of 8" or greater as measured at a point 4' above the ground. All trees proposed for removal and all trees proposed for preservation shall be indicated on the site plan as such by identifying symbols. For each tree illustrated, include information on size, species, and tag i.d. number.
- A Tree Assessment Report, prepared by a qualified arborist, including the following information: an analysis as to whether trees proposed for preservation can in fact be preserved in light of the development proposed, are healthy specimens, and do not pose an imminent hazard to persons or property if preserved; an analysis as to whether any trees proposed for removal could be reasonably preserved in light of the development proposed and health of the tree; a statement addressing the tree removal approval criteria set forth in TDC 34.230; and arborist's signature and contact information. The Tree Assessment Report shall have been prepared no more than one calendar year preceding the date the Architectural Review application is deemed complete by the City.
- Tagging. All trees on-site shall be physically identified and numbered in the field with an arborist-approved tagging system. The tag i.d. numbers shall correspond with the tag i.d. numbers illustrated on the Tree Preservation Site Plan.
- Where Clean Water Services (CWS) has approved delineation of a "sensitive area" or "vegetated corridor" on the subject property, and CWS has required dedication of an easement that prohibits encroachment into the delineated area, and the CWS-required easement boundary is clearly illustrated and identified on the site plan, then all trees located within the CWS-required easement need not be individually identified on the Tree Preservation Site Plan, need not be addressed in the Tree Assessment Report, and need not be tagged.

ELEVATIONS:

- Color elevations. View of proposed structures drawn at scale of 1/16":1', 1/8":1', 1/4":1' (buildings, covered bicycle parking and mixed solid waste and source separated recyclable storage areas).
- Scaled elevations. View of exterior light fixtures, electrical transformer pads, and rooftop mechanical equipment.
- Colored elevation views shall include specifications as to materials and colors to be used in the development, including walls, roof, windows, doors, garages and trim.
- Cut sheet of exterior lighting units showing down deflecting lighting pattern. Include parking lot pole-mounted lighting and wall-mounted lights.
- Plans drawn at scale of 1/16":1', 1/8":1' or 1/4":1'.

LANDSCAPE PLAN:

- North arrow and scale of drawing (scale of 1":10', 1":20', 1":30').

- Correct lot area and lot line dimensions of the site. Correct location of Natural Resource Protection Overlay District, including greenways, wetland natural areas and open space natural areas, and 25' vegetated corridors adjacent to a sensitive area. Also show top of bank and centerline for rivers and creeks. Indicate if wetlands or greenways are proposed to be dedicated.
- Specific locations of all proposed and existing landscaping, including greenway landscaping (if applicable). Identify location of sensitive area buffer landscaping.
- Location, size and species of all existing trees having a trunk diameter of 8" or greater as measured at a point 4' above the ground. Designate trees to be removed or retained. When trees are to be retained, please put tree protection measures on both the Grading and Landscape plans.
- Take-off sheet table indicating square footage of landscaping. Indicate square footage of landscape islands in parking lot.
- Plant legend which includes:
 - Total percentage and square footage of landscaped areas.
 - Square footage of parking lot landscaping.
 - Common and botanical names of plants.
 - Quantity and spacing of plants.
 - Size of plants (caliper, height or container size).
 - Landscaping materials to be used (bark dust, river rock, etc.).
 - Notation on type of irrigation system (automatic underground or drip).
 - Replacement of topsoil.
 - Location of street trees.

PUBLIC FACILITIES PLAN:

- North arrow and scale of drawing (scale of 1":10', 1":20', 1":30').
- Correct lot area and lot line dimensions of the site. Correct location of Natural Resource Protection Overlay District, including greenways, wetland natural areas and open space natural areas, and 25' vegetated corridors adjacent to a sensitive area. Also show top of bank and centerline for rivers and creeks. Indicate if wetlands or greenways are proposed to be dedicated.
- Street - existing and proposed. Show centerline, right-of way lines, dimensions, sidewalks, and curbs, bike lanes, accessways, walkways, landscape strips, signalized intersections and nearby transit stops.
- Water - show existing and proposed water lines, fire hydrants, meters, line sizes, easements, public or private lines.
- Sanitary Sewer - existing and proposed. Sewer lines laterals, manholes and cleanouts, line sizes, easements, public or private line.
- Flood Plain - If applicable, show 100-year flood plain and/or floodway boundaries.
- Storm Sewer - existing and proposed. Storm lines, catch basins, manholes, line sizes, easement, public or private line.
- Calculations supporting the water quality facility design.
- Traffic Study Information - as required by City Engineer (5 copies).
- Identify greenway areas, bicycle paths and pedestrian paths.
- Location of all signs within the public right-of-way adjacent to the parcel.

TABLE OF CONTENTS

SECTION	TAB
Architectural Review Application	1
Tax Map	2
CWS Service Provider Letter	3
Plans	4
City Fact Sheet	5
Title Report	6
Garbage Approval Letter	7
Neighborhood Meeting Packet	8
Land Use Information	9
Narrative	10
Pre-App / Scoping	11
Pre-Printed Labels	12
Site Lighting Plan	13
Color Elevations	14
Colored Board	15



CITY OF TUALATIN
Community Development Department-Planning Division
Land Use Application—Type II

PROPOSAL NAME Beauport Building 5

PROPOSAL SUMMARY (Brief description)

The applicant is proposing construction of a new 3,942 sq. ft, 1-story office building to replace the existing 2-story building (6,106 sq. ft.) that was demolished in a recent fire.

PROPERTY INFORMATION

Location (address if available): 9560 SW Tualatin Road

Tax Map & Lot #(s): 2S123BD00800 Planning District: GM

Total site size: 463,324 Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Jennifer Kimura VLMK Engineering + Design

Mailing Address: 3933 SW Kelly Ave

City/State: Portland, OR Zip: 97239

Phone: 503-222-4453 Email: jenniferk@vlmk.com

Applicant's Signature: Date: 12-20-18

I hereby acknowledge that I have read this application and understand the requirements for approving and denying the application, that the information provided is correct, that I am the owner or authorized agent of the owner, and that plans submitted are in compliance with the City of Tualatin Development (TDC) and Municipal (TMC) Codes.

PROPERTY OWNER/DEED HOLDER INFORMATION (Attach list if more than one)

Name: Merlo Station

Mailing Address: 19095 SW 125th Court (Street) Mailing - PO Box 2775

City/State: Tualatin, OR Zip: 97062

Phone: 503-691-1584 Email: John@beauportenterprises.com

Property Owner Signature: Date: 12/17/18

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

LAND USE APPLICATION TYPE

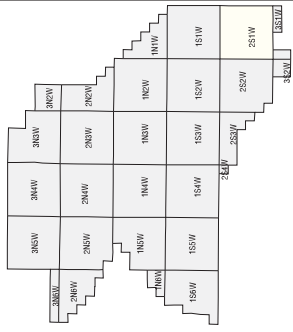
- Architectural Review (AR) Minor Variance (MVAR)
- Historic Landmark (HIST) Tree Removal (TCP)
- Interpretation (INT) Other _____

FOR STAFF USE ONLY	
Case No.:	_____
Date Received:	_____
By:	_____
Fee Amount \$:	_____
Received by:	_____

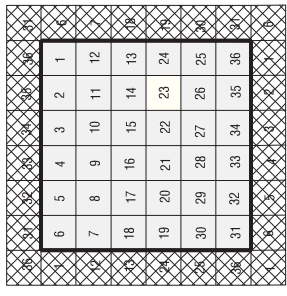
GENERAL INFORMATION	
Site Address:	9560 SW Tualatin Rd
Assessor's Map and Tax Lot #:	2S123BD00800
Planning District:	GM
Parcel Size:	463,324
Property Owner:	Merlo Station
Applicant:	Jennifer Kimura
Proposed Use:	Accessory office for manufacturing

ARCHITECTURAL REVIEW DETAILS	
Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	22
Square footage of building(s):	3942
Square footage of landscaping:	1354
Square footage of paving:	Existing
Proposed density (for residential):	

<p>For City Personnel to complete:</p> <p>Staff contact person:</p>
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WASHINGTON COUNTY OREGON
SE 1/4 NW 1/4 SECTION 23 T2S R1W W.M.
SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

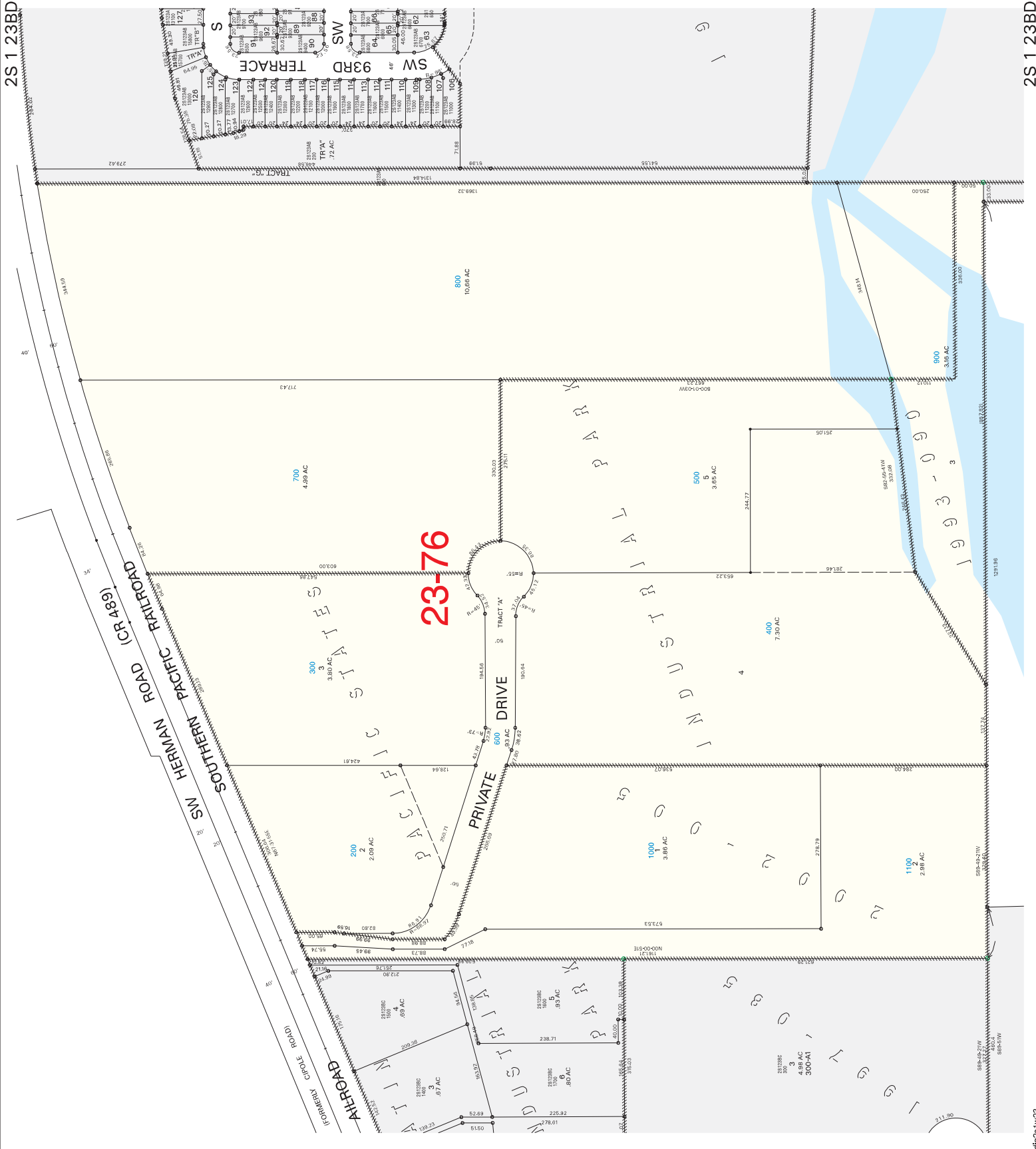
SECTION 23

Cancelled Taxlots For: 2S123BD
101,201,100,800-A3,700-A1,800-A1,501,400-A1,
700-A2,700-A5,



ASSESSMENT
CARTOGRAPHY
TAXATION

PLOT DATE: June 19, 2013
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S123BD00800

Site Address: 9560 SW Tualatin Road - Bldg 5

City, State, Zip: Tualatin, Oregon, 97062

Nearest Cross Street: SW Herman Road - SW Tualatin Road

3. Owner Information

Name: John Bentley

Company: Beauport - Merlo

Address: 19095 SW 125th Court

City, State, Zip: Tualatin, Oregon, 97062

Phone/Fax: 5036911584

E-Mail: _____

4. Development Activity (check all that apply)

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

Other _____
Repair building due to fire damage

5. Applicant Information

Name: Jennifer Kimura

Company: VLMK

Address: 3933 SW Kelly Ave

City, State, Zip: Portland, Oregon, 97062

Phone/Fax: 5032224453

E-Mail: jenniferk@vlmk.com

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

Location and description of off-site work _____

7. Additional comments or information that may be needed to understand your project _____

Repair building to original condition prior to the fire. Building footprint will not change.

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

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

Print/Type Name Jennifer Kimura Print/Type Title Permit Coordinator

ONLINE SUBMITTAL

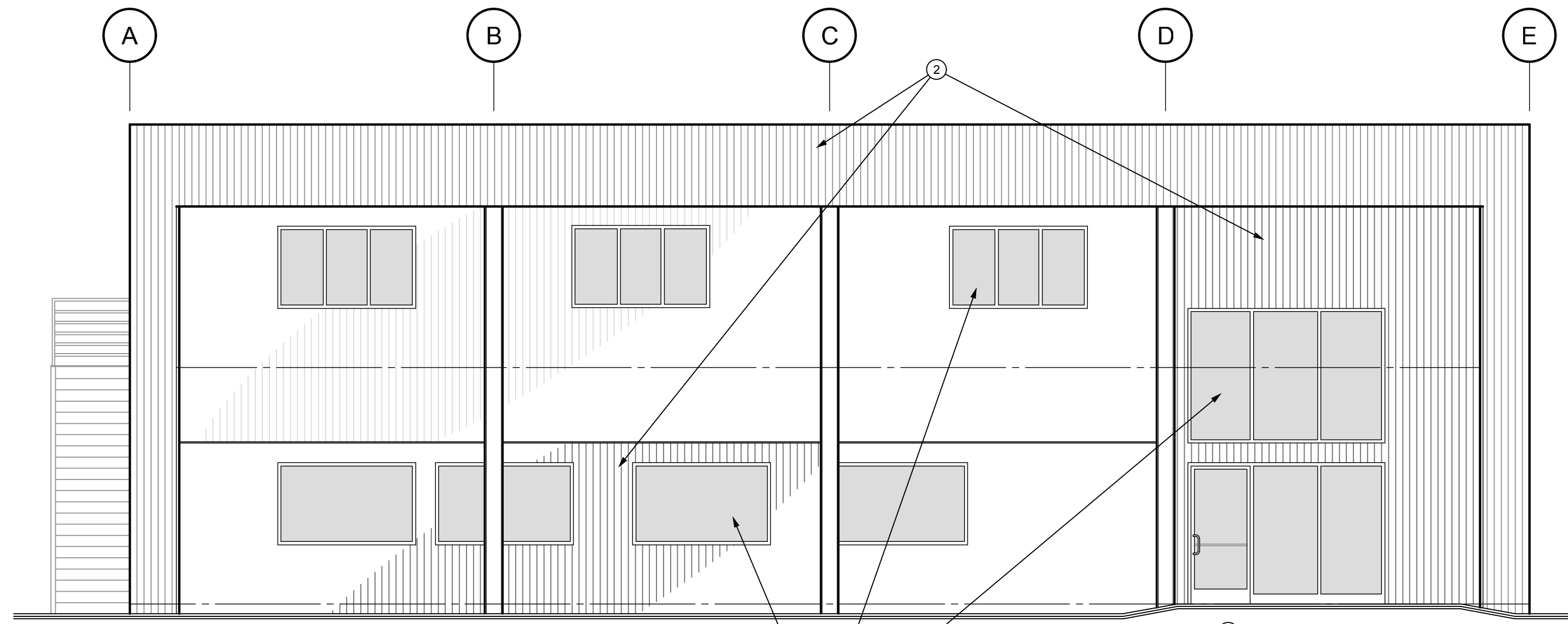
Date 8/3/2018

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 17-05, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.

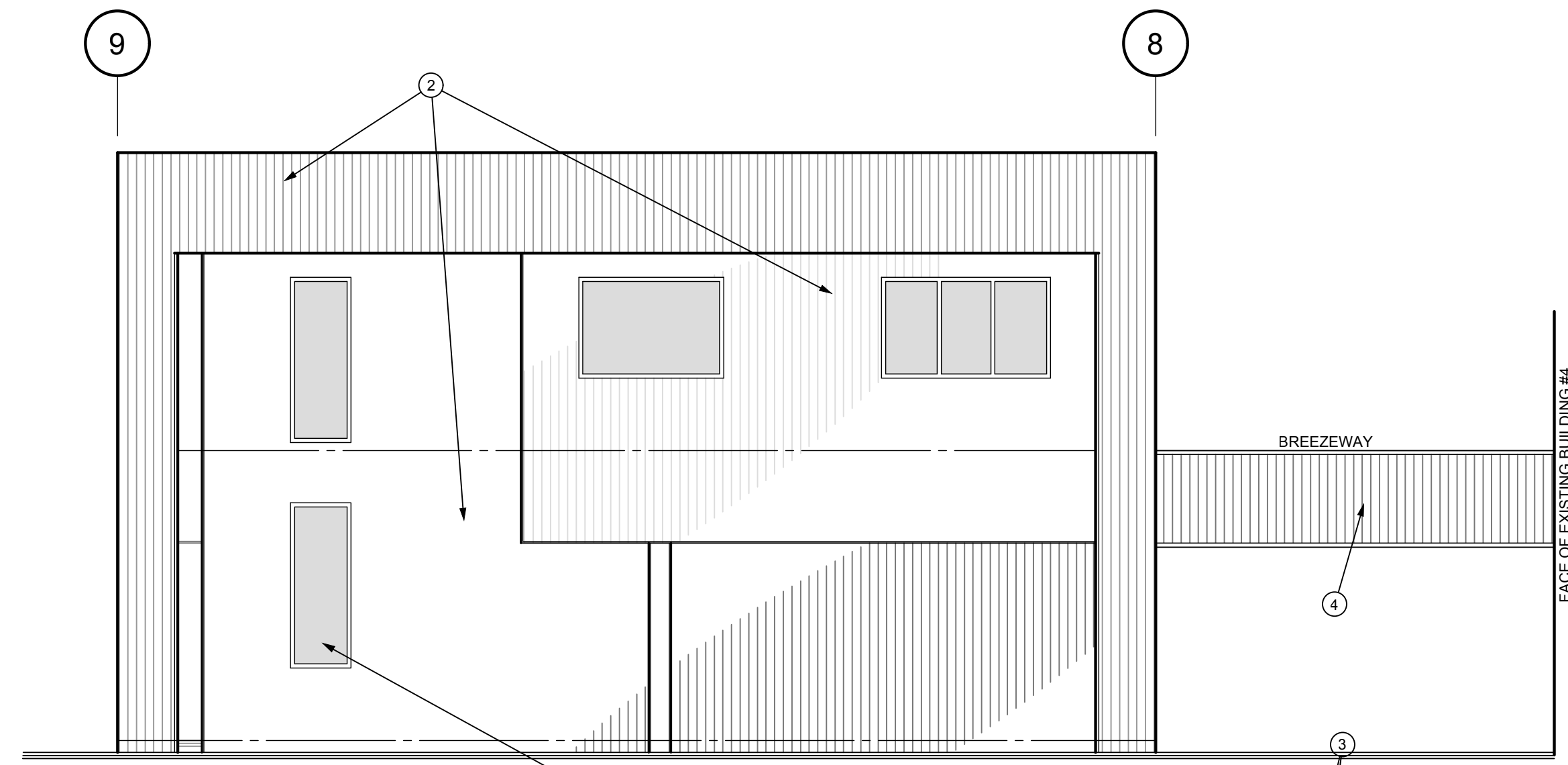
The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Laurie Bunce Date 08/03/18



EAST ELEVATION

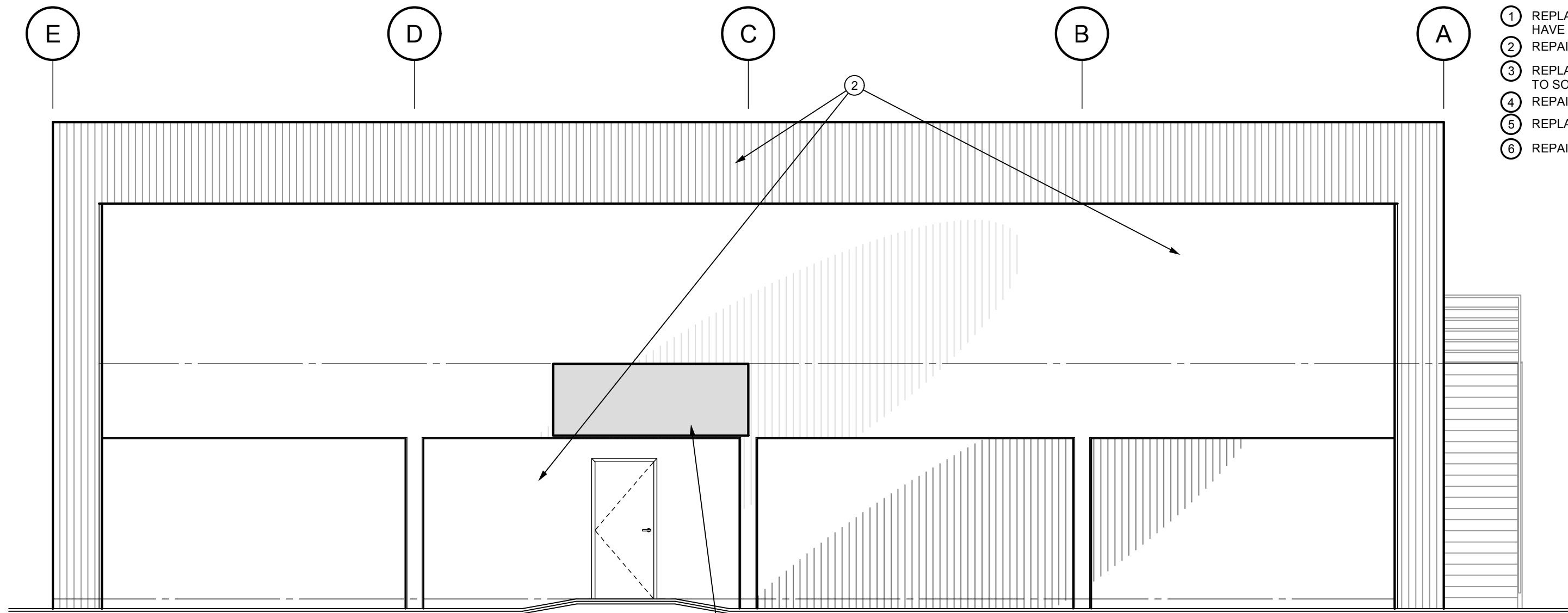
3/16" = 1'-0"



NORTH ELEVATION

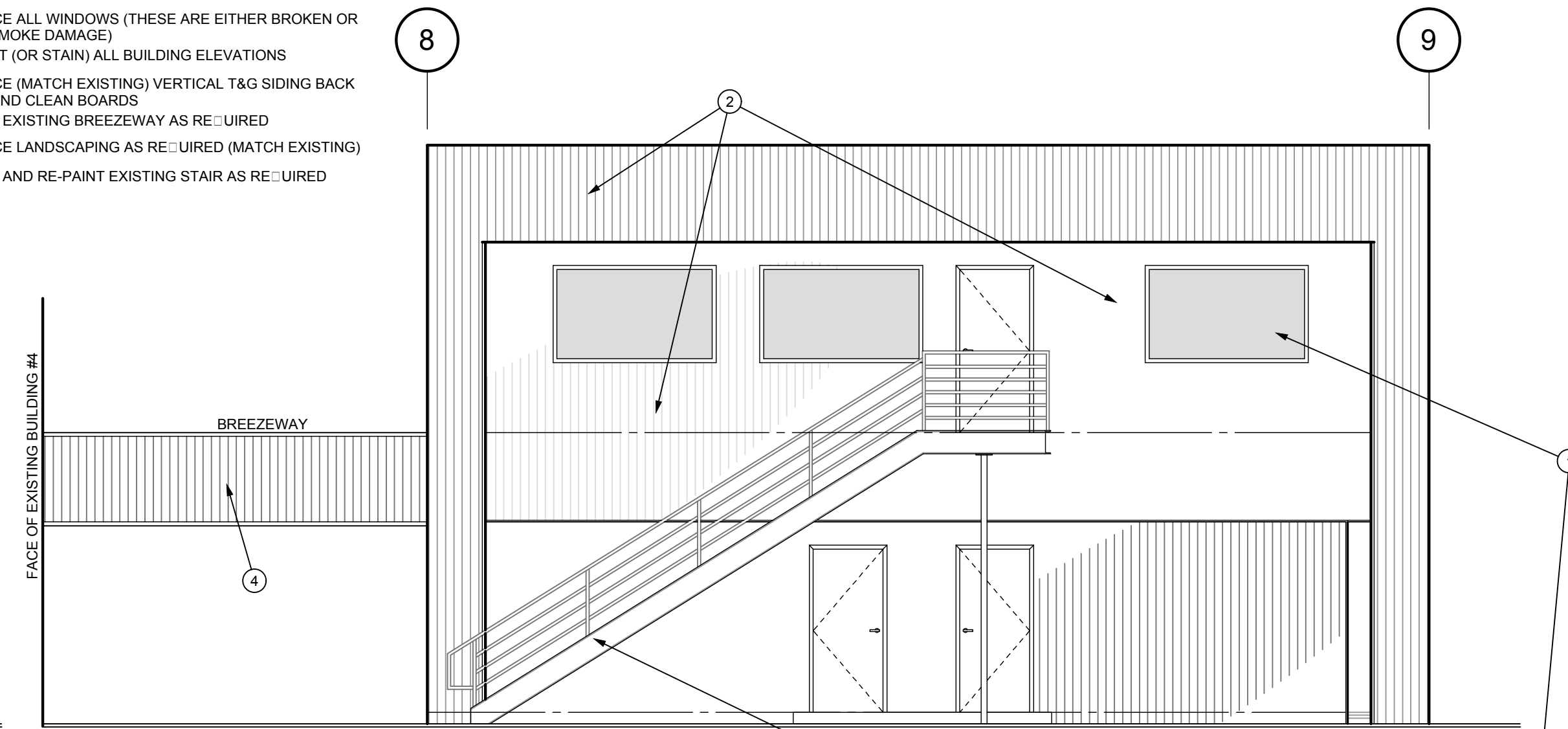
3/16" = 1'-0"

- KEYNOTES:**
- 1 REPLACE ALL WINDOWS (THESE ARE EITHER BROKEN OR HAVE SMOKE DAMAGE)
 - 2 REPAINT (OR STAIN) ALL BUILDING ELEVATIONS
 - 3 REPLACE (MATCH EXISTING) VERTICAL T&G SIDING BACK TO SOUND CLEAN BOARDS
 - 4 REPAIR EXISTING BREEZEWAY AS REQUIRED
 - 5 REPLACE LANDSCAPING AS REQUIRED (MATCH EXISTING)
 - 6 REPAIR AND RE-PAINT EXISTING STAIR AS REQUIRED



WEST ELEVATION

3/16" = 1'-0"



SOUTH ELEVATION

3/16" = 1'-0"

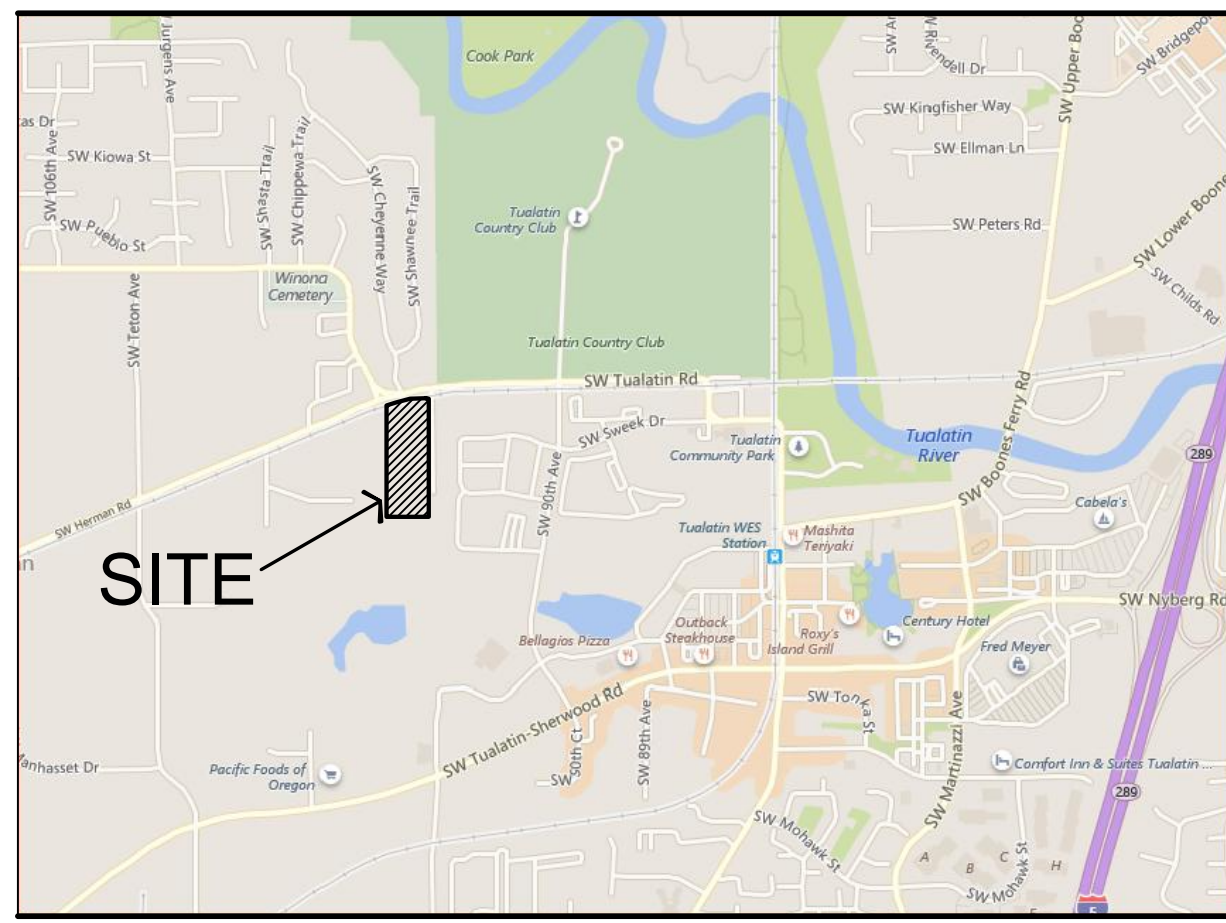
REVISIONS

DATE	DESCRIPTION

DATE	JUNE, 2018
SCALE	AS NOTED
DRAWN	PSH
PROJ. NO.	20180332
CHECKED	JCS

**BUILDING
ELEVATIONS
'BEFORE / AFTER'**

Vinity Map



Project Directory:

Owner / Developer:
Merlo Station, LLC
19095 Southwest 125th Court
Tualatin, Oregon 97062
Phone: (503) 691-1584
Contact: John Bentley

Engineer / Architect:
VLMK Engineering + Design
3933 Southwest Kelly Avenue
Portland, Oregon 97239
Phone: (503) 222-4453
Contact: Kurt Naaija, Project Coordinator
Pat Haugen, Project Manager

Land Area Architect:
Otten Land Area Architecture, Inc.
3933 Southwest Kelly Avenue, Suite B
Portland, Oregon 97239
(503) 972-0311
Contact: Janet Otten

Jurisdiction:
City of Tualatin
P.O. Box 369
Located at: 18880 SW Martin Ave.
Tualatin, Oregon 97062
Phone: (503) 692-2000
Contact: Charles Benton, Planning (503) 691-3029, Director
Kevin Rex, Building (503) 691-3039, Director
Tony Doran, Engineering (503) 691-3035, Director
Ty Daney, Fire Marshal (503) 259-1409, Director

Beauport Building #5

Proposed 'Relationship' Building No. 5
9560 SOUTHWEST TUALATIN ROAD
TUALATIN, OREGON, 97062

Schedule of Drawing

DRAWING SETS SENT TO:	OWNER	CITY OF TUALATIN	CONTRACTOR	DATE	DATE				
					11/01/18	11/26/18	12/07/18	12/20/18	
PROGRESS SET FOR JOHN BENTLEY									
PRE-APP MEETING - CITY OF TUALATIN									
IN-HOUSE MEETING									
ARCHITECTURAL REVIEW SET									
SHEET	TITLE								
CVR1.0	COVER SHEET								
EX1.0	EXISTING CONDITIONS PLAN (AREA OF WORK)								
MS1.0	MASTER SITE PLAN								
G1.0	ENLARGED SITE PLAN								
G2.0	SITE GRADING PLAN								
G3.0	SITE UTILITY PLAN								
LT1.0	SITE LIGHTING PLAN (PHOTOMETRIC)								
L1.0	LANDSCAPE PLAN								
L2.0	LANDSCAPE DETAILS AND SPECIFICATIONS								
SVY1.0	SURVEY								
A1.0	FLOOR PLAN								
A1.1	ENLARGED FLOOR PLAN AND INTERIOR ELEVATIONS								
A2.0	BUILDING ELEVATIONS								
A2.1	EXISTING ELEVATIONS (BEFORE & AFTER)								
A2.1	BUILDING SECTIONS								
A3.0	WALL SECTIONS								
A4.0	MISC. ARCHITECTURAL DETAILS								
A5.0	REFLECTED CEILING PLAN AND DETAILS								
A6.0	ROOF PLAN AND DETAILS								
A7.0	SPECIFICATIONS								
A7.1	SPECIFICATIONS & SPECIAL INSPECTIONS								
S1.0	FOUNDATION PLAN								
S2.0	FOUNDATION DETAILS								
S3.0	ROOF FRAMING PLAN								
S4.0	ROOF FRAMING DETAILS								
NUMBER OF ORIGINALS IN SET					4	6	12	13	

Note: REMOVE AND REPLACE ALL PREVIOUS PRINTS UPON RECEIPT OF REVISED DRAWINGS. REPLACED DRAWINGS WITH REDLINES OR COMMENTS SHALL BE SAVED FOR RECORD.

- FIRST ISSUE DRAWING
- RE-ISSUED WITH NO CHANGES
- Ⓧ PRELIMINARY/PROGRESS DRAWING
- ⓧ DELETED DRAWING
- Ⓡ REVISED DRAWING
- Ⓢ 8 1/2" X 11" SHEETS - SEPARATE FROM DRAWINGS (CALCULATIONS)

Code Review:

PLANNING AND ZONING SUMMARY:

Jurisdiction:	CITY OF TUALATIN
Land Use Zone:	MG (GENERAL MANUFACTURING)
Street Address:	9560 SW TUALATIN ROAD
Building Height:	Allowed: 40'-0" (V-B) - Actual: 16'-0"±
Legal Description:	NW 1/4 SEC. 23, T.2S, R.1W, W.M., WASHINGTON COUNTY, OREGON
Tax Lot Number / Tax Account Number:	TAX LOT NUMBER 2S123BD00800 / TAX ACCOUNT NUMBER R531071
Site Area:	463,324 S.F. (10.64 ACRES)
Overlay Code:	NONE
Wetland:	
Floodplain:	

ALLOWABLE AREA:

W	20	Width of Public Way or Open Space (11' alleys) - MIN 20, MAX 30
F	173	Perimeter Wall Length (Core yard are greater than 20 feet)
P	254	Perimeter Wall Length (all call regardless of yard width)
I	0.29	Frontage Intensity (See 506.2): I = (F/P - 0.25) x W/30
At	9,000	Base Allowable Area (Table 503)
I	3	Structure Intensity (See 506.3) One story building = 3, 2 story = 2, 3 story = 3
Aa	38,587	Total Allowable Area (See 506.1): Aa = (At x I) / (At x I) x Number of Stories
	3,942	ACTUAL AREA

AREA / USE SUMMARY:

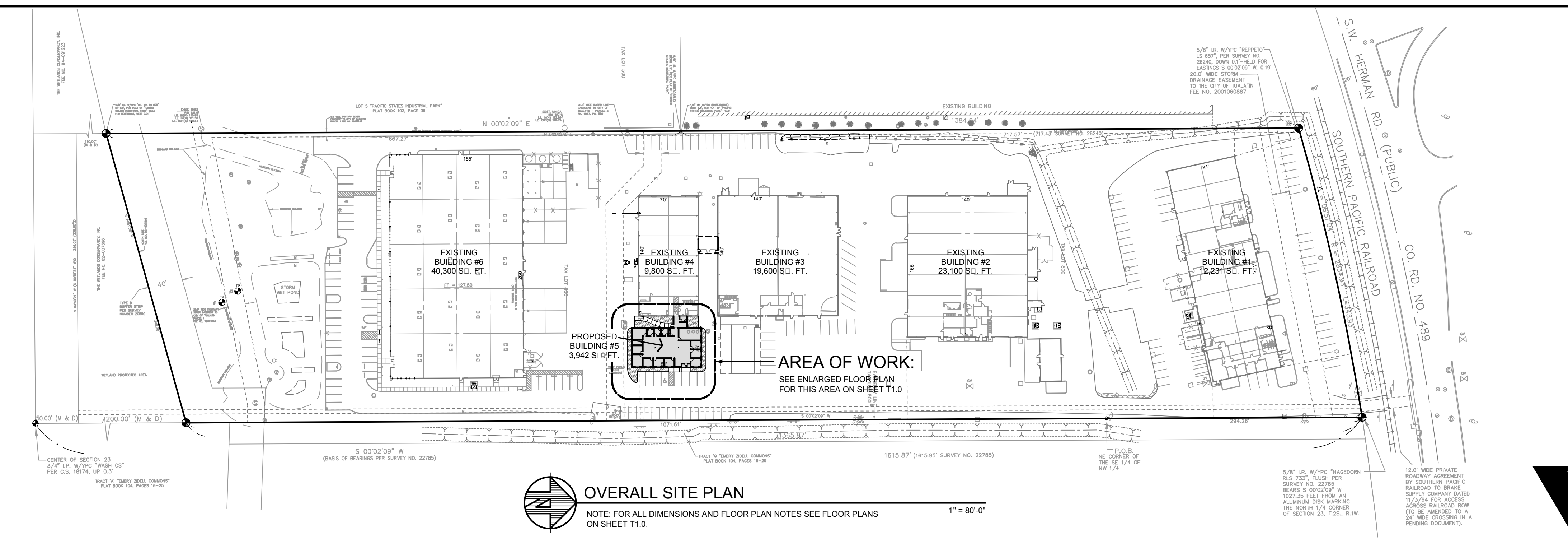
Description	Area	Coverage	Zoning Use	IBC Occupancy
Overall Site	463,324 S.F.	10.64 AC		
Ground Floor Office	3,942 S.F.	0.9 %	Office	B - Office
Total Ground Floor Area:	3,942 S.F.	0.9 %		
Total Fire Area	3,942 S.F.	N/A		
Parade	22 SP	5.6/TH		
Landscaping	0 S.F.	0.0 %	N/A	N/A
Site Office	0 S.F.	0.0 %	N/A	N/A
AC Paving	0 S.F.	0.0 %	N/A	N/A

BUILDING CODE SUMMARY:

CODE SECTION	REQUIREMENT:	COMPLIANCE:
100	Building Code:	2014 OSSC (Oregon Structural Specialty Code) Based on the 2012 IBC (International Building Code)
100	Fire Code:	2014 OFC (Oregon Fire Code), Based on the 2012 International Fire Code
302	Occupancy Group:	B: Building Group (Office) - PRIMARY USE
507	Building area, location and foundation:	Width of tree 60 foot setback and auto setback in the building area and foundation.
508	Occupancy Separation:	Non-separated use B area used as a one-story building or all existing area and height.
602	Construction Type:	TYPE VB: No Load bearing masonry, Non-rated Construction
901	Fire Sprinkler:	Yes

OVERALL SITE PLAN - BEAUPORT INDUSTRIAL PARK

1" = 80.0'



Separate Permit / Deferred Submittal (Bidding Design):

NO.	SYSTEM DESCRIPTION	SUB-CONTRACTOR	SUBMITTAL
1	FIRE SPRINKLERS	TO BE DETERMINED	DIRECT TO CITY BY SUB-CONTRACTOR
2	ELECTRICAL	TO BE DETERMINED	DIRECT TO CITY BY SUB-CONTRACTOR
3	MECHANICAL	TO BE DETERMINED	DIRECT TO CITY BY SUB-CONTRACTOR
4	PLUMBING	TO BE DETERMINED	DIRECT TO CITY BY SUB-CONTRACTOR

DEFERRED SUBMITTAL NOTE:
IN ACCORDANCE WITH I.B.C. SECTION 107.3.4.2 DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED BY VLMK PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL FOR PERMIT APPROVAL. THE SUBCONTRACTOR OR VENDOR IS RESPONSIBLE TO PROVIDE CUSTOMARY DESIGN DOCUMENTS AND PERMIT COORDINATION FOR THEIR DEFERRED SUBMITTAL ITEMS. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

APPLICABLE CODES AND STANDARDS INCLUDE:
2014 O.S.S.C., 2014 O.M.S.C., 2014 O.P.S.C., 2014 O.E.S.C., 2014 O.E.E.S.C. AND 2009 ICC ANS I 117.1

- PRE-APPLICATION MEETING
- ARCHITECTURAL REVIEW SET
- PRICING SET
- BUILDING PERMIT INTAKE SET
- CONSTRUCTION SET
- AS-BUILT SET

DATE	NOVEMBER 2018
SCALE	NOTED
PROJ. NO.	20180332
DRAWN	CHECKED
KAN	JCS

VLMK ENGINEERING + DESIGN
3933 SW Kelly Avenue Portland, Oregon 97239 | tel: 503.222.4453 | fax: 503.248.9263 | www.vlmk.com

CVR1.0

ALTA/ACSM LAND TITLE SURVEY

NW 1/4 SEC. 23, T.2S., R.1W., W.M.

CITY OF TUALATIN
WASHINGTON COUNTY, OREGON

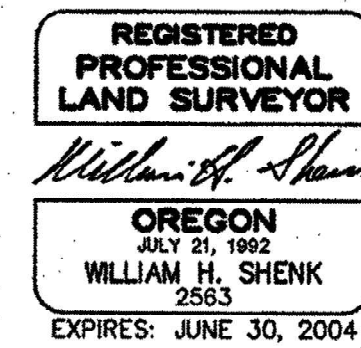
FEBRUARY 9, 2004

TO BEAUPORT ENTERPRISES AND PACIFIC NORTHWEST TITLE OF OREGON, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASE WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATED THIS 9TH DAY OF FEBRUARY, 2004.

William H. Shenk
WILLIAM H. SHENK REGISTERED PROFESSIONAL LAND SURVEYOR OF OREGON NO. 2563



LEGEND:

- FOUND MONUMENT AS NOTED
- I.R. IRON ROD
- I.P. IRON PIPE
- W/YPC WITH YELLOW PLASTIC CAP
- W/RPC WITH RED PLASTIC CAP
- () RECORD DATA
- M MEASURED VALUE
- D1 DEED PER FEE NO. 82-007596
- CB CATCH BASIN
- P.P. POWER POLE
- A.C. ASPHALTIC CONCRETE
- C/O CLEAN-OUT
- W/V WATER VALVE
- G/V GAS VALVE
- S/S SANITARY SEWER MANHOLE
- CB CATCH BASIN
- C/I CURB INLET
- S/D STORM DRAIN MANHOLE
- T/M TELEPHONE MANHOLE
- 1" SQUARE VERTICAL I-BEAM
- 4" DIAMETER METAL BOLLARD (UNLESS SPECIFIED OTHERWISE)
- ROAD SIGN
- PRIVATE SIGN
- IRRIGATION CONTROL BOX
- YARD LIGHT
- METAL LIGHT POLE
- FLOOD LIGHT
- WATER METER
- GAS METER
- ELECTRIC METER
- ELECTRIC BOX
- 2-JUNCTION BOXES
- TRAFFIC SIGNAL BOX
- UTILITY POLE
- GUY ANCHOR
- FIRE HYDRANT
- CHAIN LINK FENCE
- FENCE LINE AS NOTED
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- NATURAL GAS LINE
- PORTLAND GENERAL ELECTRIC LINE
- WATER LINE
- TELEPHONE LINE
- CONC. CURB (UNLESS NOTED OTHERWISE) EXTRUDED ON PROPERTY
- CONCRETE
- ROCK WALL

BUILDING FINISH FLOOR ELEVATIONS (NGVD 29) AS FOLLOWS:

- 1) BUILDING NO. 1 = 125.32'
- BUILDING NO. 2 = 126.08'
- BUILDING NO. 2A = 123.05'
- BUILDING NO. 3 = 125.64'
- BUILDING NO. 4 = 125.25'
- BUILDING NO. 5 = 124.39'
- BUILDING NO. 6 = 126.69'

OTHER EXCEPTIONS TO TITLE:

- 1) AN UNRECORDED LEASE DATED SEPTEMBER 1, 1990, AS DISCLOSED BY AN ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED ON JUNE 25, 2001, IN FEE NO. 92-006757.
- 2) A DEVELOPMENT AGREEMENT BETWEEN ZIAN LIMITED PARTNERSHIP AND DURAMETAL CORPORATION, RECORDED ON JULY 12, 1999, IN FEE NO. 99-082885.

LEGAL DESCRIPTION PER FEE NO. 92-006756, WASHINGTON COUNTY DEED RECORDS:

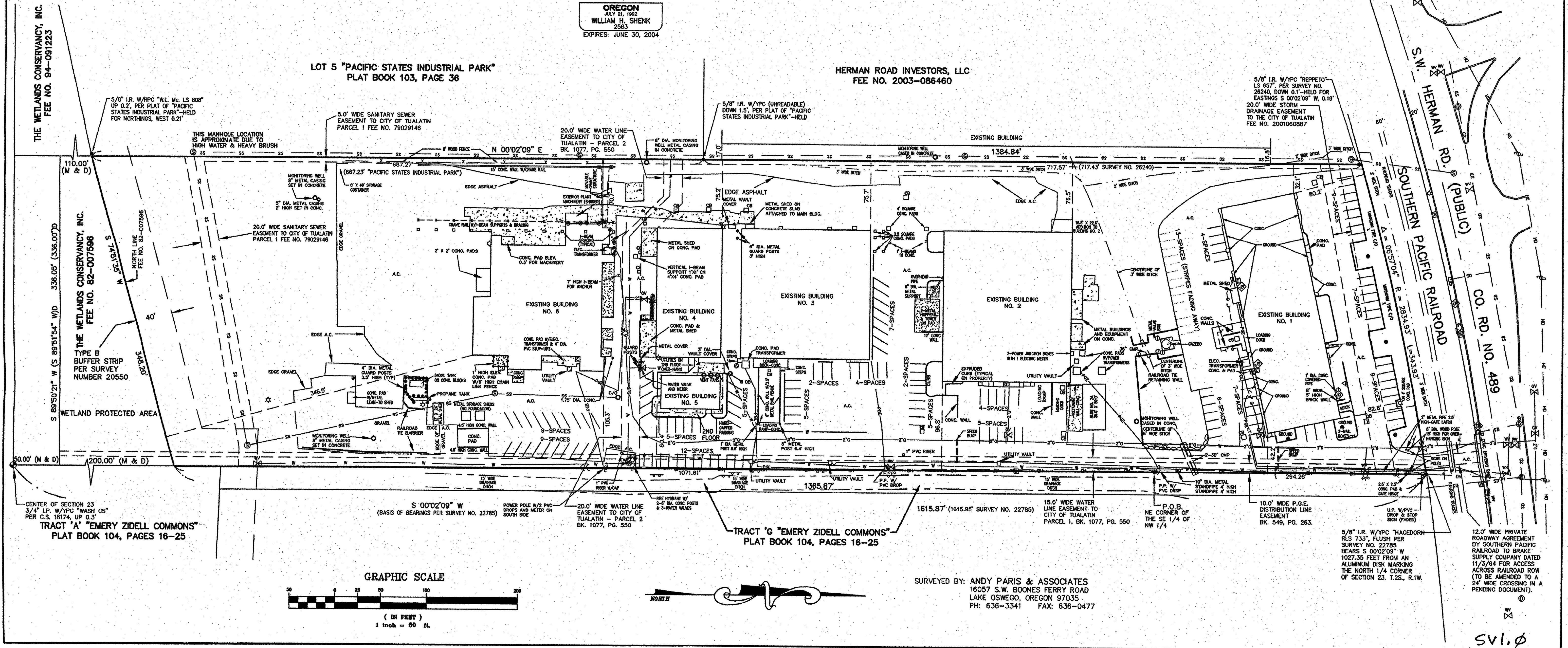
ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY:

A TRACT OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN; FROM SAID PLACE OF BEGINNING, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, 1273.50 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTHERLY ALONG SAID EASTERLY LINE, 50.00 FEET FROM THE CENTER OF SAID SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST; THENCE WESTERLY PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND 50.00 FEET NORTHERLY THEREFROM WHEN MEASURED AT RIGHT ANGLES, 336.00 FEET; THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST AND THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, 1580.00 FEET, MORE OR LESS, TO THE CENTERLINE OF S.W. CIPOLE ROAD (COUNTY ROAD NO. 489); THENCE NORTHERLY ALONG SAID CENTERLINE OF CIPOLE ROAD TO THE INTERSECTION OF THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE PLACE OF BEGINNING.

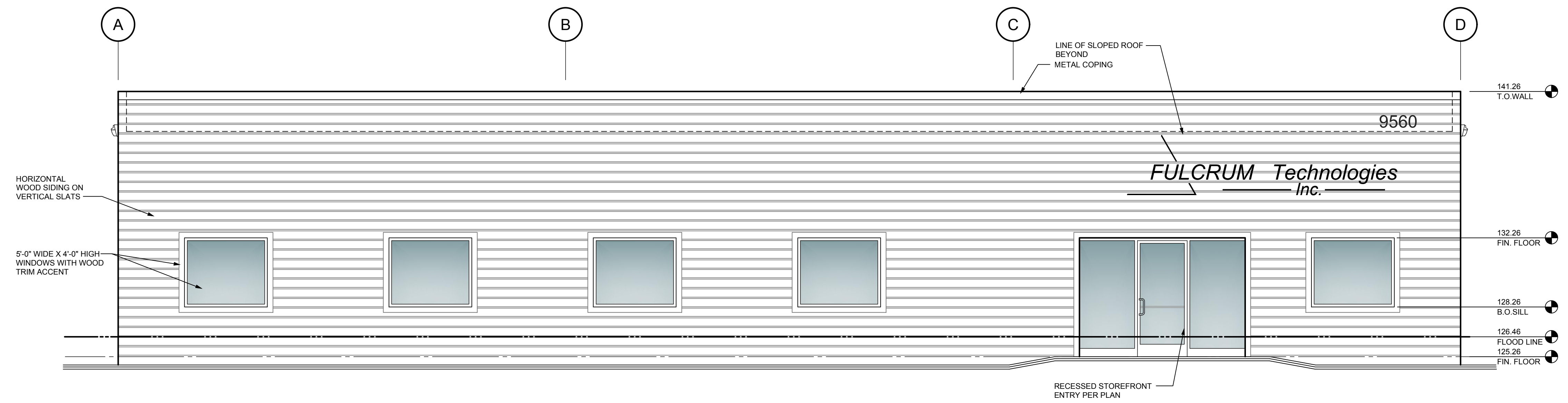
EXCEPTING THEREFROM THAT PARCEL CONVEYED TO THE NATURE CONSERVANCY, BY DEED RECORDED FEBRUARY 3, 1982, FEE NUMBER 82002831, WHICH SAID NATURE CONSERVANCY PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°09' WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, 1073.95 FEET TO THE TRUE PLACE OF BEGINNING; FROM SAID TRUE PLACE OF BEGINNING, THENCE SOUTH 00°09' WEST ALONG SAID EAST LINE, 200 FEET TO A 5/8" IRON ROD WHICH IS NORTH 00°09' EAST, 50.00 FEET FROM A 3/4" IRON ROD MARKING THE CENTER OF SAID SECTION 23; THENCE NORTH 89°51'45" WEST, PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 23, 336.00 FEET TO A POINT WHICH BEARS NORTH 00°09' EAST 0.48 FEET FROM A 5/8" IRON ROD; THENCE NORTH 00°09' EAST, PARALLEL WITH SAID EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, 110 FEET; THENCE IN A GENERALLY NORTHEASTERLY DIRECTION TO THE TRUE PLACE OF BEGINNING.

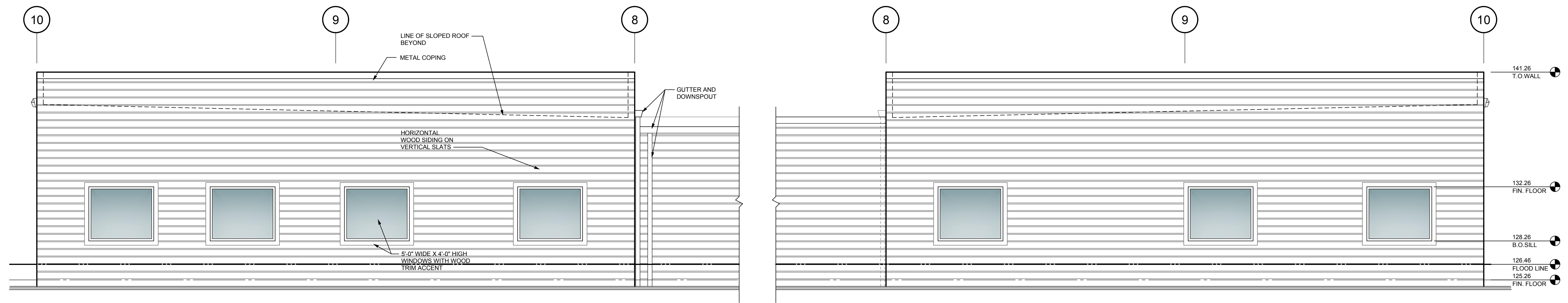


SURVEYED BY: ANDY PARIS & ASSOCIATES
16057 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 636-3341 FAX: 636-0477

SV1.0

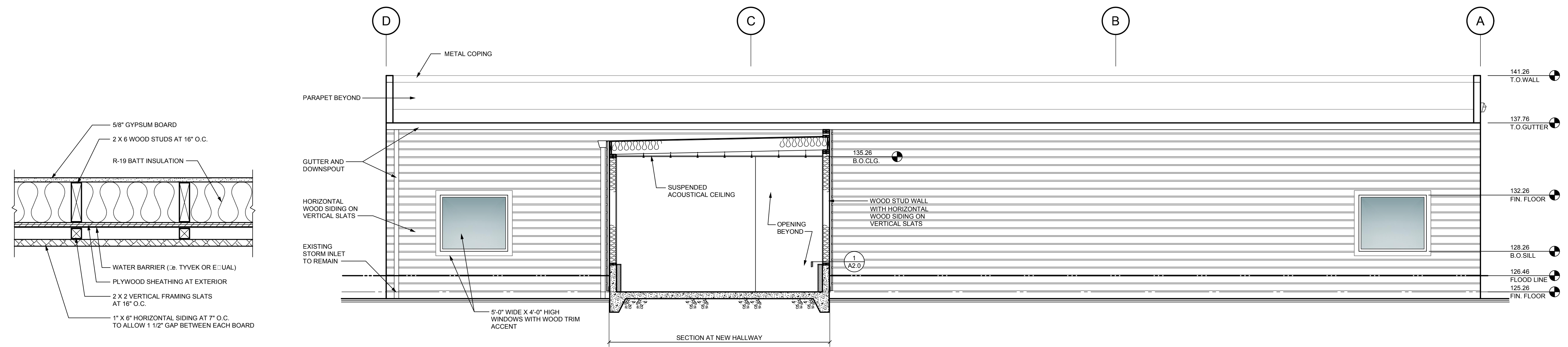


A
A2.0 EAST ELEVATION
1/4" = 1' - 0"



B
A2.0 NORTH ELEVATION
1/4" = 1' - 0"

C
A2.0 SOUTH ELEVATION
1/4" = 1' - 0"



1
A2.0 EXTERIOR WALL SECTION
SIDING-SECTION.dwg 1/2" = 1' - 0"

D
A2.0 WEST ELEVATION
1/4" = 1' - 0"

PROJECT NAME
**BEAUPORT
BUILDING #5**

**PROPOSED
'REPLACEMENT'
BUILDING**

9560 SW TUALATIN ROAD
TUALATIN, OR
97062

REVISIONS

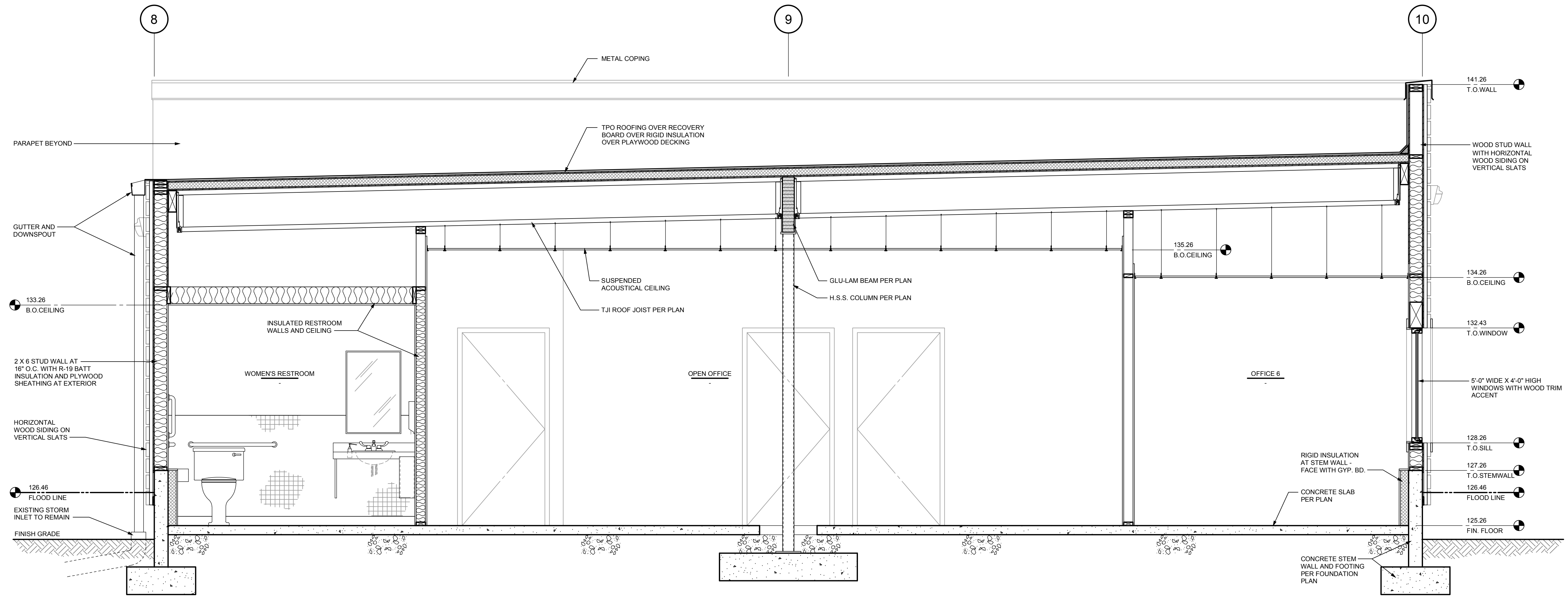
NO.	DATE	DESCRIPTION

DATE	JUNE, 2018
SCALE	AS NOTED
DRAWN	PSH
CHECKED	JCS
PROJ. NO.	20180332

**NEW EXTERIOR
ELEVATIONS**



G:\ACAD\2018\20180332-00-Dwg\1300 A2.0 New Building Elevation.dwg - 12/20/2018 1:28 PM



A
A2.1 BUILDING SECTION

00SECTION.dwg 1/2" = 1'-0"

PROJECT NAME
BEAUPORT BUILDING #5
PROPOSED 'REPLACEMENT' BUILDING

9560 SW TUALATIN ROAD
TUALATIN, OR
97062

REVISIONS

DATE	DESCRIPTION

DATE	JUNE, 2018
SCALE	AS NOTED
PROJ. NO.	20180332
DRAWN	PSH
CHECKED	JCS

BUILDING SECTIONS



A2.1

G:\ACAD\2018\20180332-00-Dwg-19-A2.0 No.: Building Elevation.dwg - 12/20/2018 1:20 PM

CITY OF TUALATIN FACT SHEET

General

Proposed use: Manufacturing			
Site area:	10.64 acres	Building footprint:	3942 sq. ft.
Development area:	acres	Paved area:	sq. ft.
	3942 Sq. ft.	Development area coverage:	.08%

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) 3942 @ 2.7 /1000 GFA = 10.64 _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ Total parking required: 11 spaces ADA accessible = 1 Van pool = Compact = (max. 35% allowed) = Loading berths =	Spaces provided: Total parking provided: 22 spaces Standard = 21 ADA accessible = 1 Van pool = Compact = Loading berths =
--	---

Bicycles

Covered spaces required: 2	Covered spaces provided: 2
----------------------------	----------------------------

Landscaping

Landscaping required: 15 % of dvpt. area 1,275 Square feet	Landscaping provided: 16 % of dvpt. area 1,354 Square feet
Landscaped parking island area required: 15.68 %	Landscaped parking island area provided: 14.77 %

Trash and recycling facility

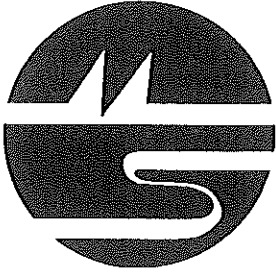
Minimum standard method:	square feet
Other method:	square feet

For commercial/industrial projects only

Total building area:	3942 sq. ft.	2 nd floor:	sq. ft.
Main floor:	3942 sq. ft.	3 rd floor:	sq. ft.
Mezzanine:	sq. ft.	4 th floor:	sq. ft.

For residential projects only

Number of buildings:	Total sq. ft. of buildings:	sq. ft.
Building stories:		



Merlo Station LLC

December 5, 2018

City of Tualatin


Re: Architectural Review - Fulcrum Bldg. #5

Attached is a copy of the Preliminary Title Report from First American Title Company of Oregon dated March 7, 2016. This title report was obtained for the purpose of a refinance on the property known as 9560 SW Tualatin Road, Beauport Business Park, Tualatin, Oregon.

Thus, the only change is that Exceptions #13 and #14 were paid off through the refinance through a new loan with Ohio National Life Insurance Company, in the amount of \$3,250,000, which closed July 14, 2016.

If you have any questions, please contact me.

Merlo Station LLC


John R. Bentley
Managing Member



First American Title Company of Oregon
National Commercial Services
200 SW Market Street, Suite 250
Portland, Oregon 97201

Escrow Officer: **Rachael Rodgers**

Phone: **(503)795-7608**

Fax: **(866)406-9291**

E-mail **rrodgers@firstam.com**

File No: **NCS-783089-OR1**

PRELIMINARY TITLE REPORT

ALTA Owners Standard Coverage	Liability	\$	Premium	\$	
ALTA Owners Extended Coverage	Liability	\$	Premium	\$	
ALTA Lenders Standard Coverage	Liability	\$	Premium	\$	
ALTA Lenders Extended Coverage	Liability	\$ 3,250,000.00	Premium	\$	TBD
ALTA Leasehold Standard Coverage	Liability	\$	Premium	\$	
ALTA Leasehold Extended Coverage	Liability	\$	Premium	\$	
Endorsements	Liability	\$	Premium	\$	
Govt Service Charge			Cost	\$	
Other				\$	

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit "A" attached hereto.

and as of **03/07/2016 at 8:00 a.m.**, title to the fee simple estate is vested in:

Merlo Station LLC, an Oregon limited liability company

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. City liens, if any, for the city of Tualatin.
- Note: An inquiry has NOT been made concerning the actual status of such liens. A fee of \$25.00 will be charged per tax account each time an inquiry request is made.
7. These premises are within the boundaries of the Clean Water Services District and are subject to the levies and assessments thereof.
8. Easement, including terms and provisions contained therein:
Recording Information: April 20, 1965 in Book 549, page 263
In Favor of: Portland General Electric Company, an Oregon corporation
For: Electric distribution line
9. Easement, including terms and provisions contained therein:
Recording Information: April 7, 1976 in Book 1077, page 550
In Favor of: The City of Tualatin
For: Water lines
10. Easement, including terms and provisions contained therein:
Recording Information: July 24, 1979 as Recording No. 79029146
In Favor of: The City of Tualatin
For: Sanitary sewer

11. Possible easements and encroachments as disclosed by Deed recorded February 3, 1992 as Recording No. 92006756.
A current ALTA survey will be required in order to remove these items.
12. Easement, including terms and provisions contained therein:
Recording Information: June 25, 2001 as Recording No. 2001060887
In Favor of: The City of Tualatin
For: Storm drainage
13. A Deed of Trust to secure an original indebtedness of \$3,500,000.00 recorded August 29, 2006 as Recording No. 2006-103369 of Official Records.
Dated: August 24, 2006
Trustor: Merlo Station LLC, an Oregon limited liability company
Trustee: Pacific Northwest Title of Oregon, Inc.
Beneficiary: The Ohio National Life Insurance Company, an Ohio corporation
- A document entitled "Assignment of Leases and Rents" recorded August 29, 2006 as Recording No. 2006-103370 of Official Records, as additional security for the payment of the indebtedness secured by the deed of trust.
14. A financing statement recorded August 29, 2006 as Recording No. 2006-103371 of Official Records.
Debtor: Merlo Station LLC
Secured party: The Ohio National Life Insurance Company, an Ohio corporation
- A continuation statement was recorded June 7, 2011 as Recording No. 2011-040787 of Official Records.
15. Easement, including terms and provisions contained therein:
Recording Information: May 10, 2007 as Recording No. 2007-052324
In Favor of: Clean Water Services
For: Sanitary sewer
16. Easement, including terms and provisions contained therein:
Recording Information: September 10, 2014 as Recording No. 2014-057379
In Favor of: Clean Water Services
For: Water quality preservation and storm and surface water drainage
17. The public records do not show any means of ingress and egress to and from the land, and by reason thereof, no assurance is provided hereunder of a right of access to and from the land.
- NOTE: The Deed recorded February 26, 2004 as Recording No. 2004-018450 discloses an unrecorded Private Roadway Agreement. We will require a copy of said agreement, or other evidence of access, prior to removal of this exception.
18. Evidence of the authority of the individual(s) to execute the forthcoming document for Merlo Station LLC, an Oregon limited liability company, copies of the current operating agreement should be submitted prior to closing.

19. Unrecorded leases or periodic tenancies, if any.

-END OF EXCEPTIONS-

INFORMATIONAL NOTES

Property Address: **9560 Southwest Tualatin Road, Tualatin, OR 97062**

NOTE: This report does not include a search for Financing Statements filed in the office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the office of the County Clerk (Recorder) covering fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and book.

NOTE: Washington County Ordinance No. 267, filed August 5, 1982 in Washington County, Oregon, imposes a tax of \$1.00 per thousand or fraction thereof on the transfer of real property located within Washington County.

NOTE: Taxes for the year 2015-2016, paid in full.

Tax Amount:	\$115,202.54
Code No.:	023.76
Map & Tax Lot No.	2S123BD-00800
Property ID/Key No.	R531071

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE
WE KNOW YOU HAVE A CHOICE!**



First American Title Insurance Company of Oregon

SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 2006 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

2. American Land Title Association OWNER POLICY - 2006 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

Exhibit "A"

Real property in the County of Washington , State of Oregon, described as follows:

All that part of the following described property lying South of the Southern Pacific Railroad right-of-way:

A tract of land situated in the Northwest quarter of Section 23, Township 2 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, being more particularly described as follows, to-wit:

BEGINNING at an iron rod at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 23, Township 2 South, Range 1 West of the Willamette Meridian; from said place of beginning, thence southerly along the easterly line of said Southeast quarter of the Northwest quarter of Section 23, Township 2 South, Range 1 West of the Willamette Meridian, 1273.50 feet, more or less, to a point which bears northerly along said easterly line, 50.00 feet from the center of said Section 23, Township 2, Range 1 West; thence westerly parallel with the East-West centerline of said Section 23, Township 2 South, Range 1 West, and 50.00 feet northerly therefrom when measured at right angles, 336.00 feet; thence northerly, parallel with the easterly line of said Southeast quarter of the Northwest quarter of Section 23, Township 2 South, Range 1 West and the easterly line of the Northeast quarter of the Northwest quarter of said Section 23, 1580.00 feet, more or less, to the centerline of S.W. of Cipole Road (County Road No. 489); thence northeasterly along said centerline of Cipole Road to the intersection of the easterly line of said Northeast quarter of the Northwest quarter of said Section 23; thence southerly along said easterly line to the place of beginning.

EXCEPTING THEREFROM that parcel conveyed to The Nature Conservancy, by deed recorded February 3, 1982, Fee Number 82002831, which said Nature Conservancy parcel is described as follows:

BEGINNING at an iron rod rod marking the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 23, Township 2 South, Range 1 West of the Willamette Meridian; thence South 0°09' West along the East line of said Southeast quarter of the Northwest quarter of Section 23, 1073.95 feet to the true point of beginning; from said true place of beginning, thence South 0°09' West along said East line 200 feet to a 5/8 inch iron rod which is North 0°09' East, 50.00 feet from a 3/4 inch iron rod marking the center of said Section 23; thence North 89° 51' 45" West, parallel with the East-West centerline of said Section 23, 336.00 feet to a point which bears North 0°09' East, 0.48 feet from a 5/8 inch iron rod; thence North 0°09' East, parallel with said East line of said Southeast quarter of the Northwest quarter of Section 23, 110 feet; thence in a generally northeasterly direction to the true place of beginning.



December 20, 2018

Bill Lambert
VLMK Engineering + Design
3933 SW Kelly Ave.
Portland, OR 97239

Re: Beauport Building #5
9560 SW Tualatin Rd.
Tualatin, OR 97062

Dear Bill,

Thank you, for sending us the final site plans for this proposed re-build in Tualatin.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location

It looks like the approach to and from the location of the enclosure at Bldg. #6, as well as the size of the existing enclosure near Bldg. #6 will continue to be fine for us to service.

Thank you, Bill, for your help and concerns for our services prior to this project being re-built.

Sincerely,

A handwritten signature in black ink, appearing to read "John Olivares".

John Olivares
Operations Manager
Republic Services Inc.

AFFIDAVIT OF MAILING NOTICE

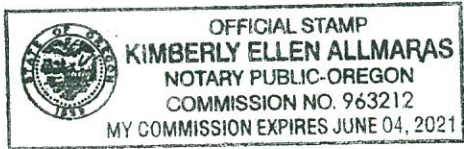
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Amy Tallent being first duly sworn, depose and say:

That on the 3 day of Decmeber, 2018, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Amy Tallent
Signature

SUBSCRIBED AND SWORN to before me this 2th day of December, 2018.



[Signature]
Notary Public for Oregon
My commission expires: 6/4/2021

RE: affidavit of mailing

CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-____-____</p>

In addition to the requirements of TDC 31.064(2), the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at:
<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

As the applicant for the Beauport Bldg 5 project, I hereby certify that on this day, November 30, 2018 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Amy Tallent

(Please Print)

Applicant's Signature: 

Date: 12-4-18

November 29, 2018

Re: Neighborhood Meeting
Project: Beauport Building #5

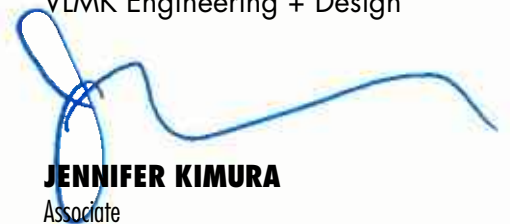
Dear Property Owner:

You are cordially invited to attend a meeting on Monday, December 17, 2018 at 6:00 p.m. at the Tualatin Library, Community Room located at 18878 SW Martinazzi Ave Tualatin, OR. The project is located at 9560 SW Tualatin Road. The applicant is proposing construction of a new 3,942 sq. ft, 1-story office building to replace the existing 2-story building (6,106 sq. ft.) that was demolished in a recent fire.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

If you have any questions, please feel free to contact me at 503.222.4453 or email me at jenniferk@vlmk.com.

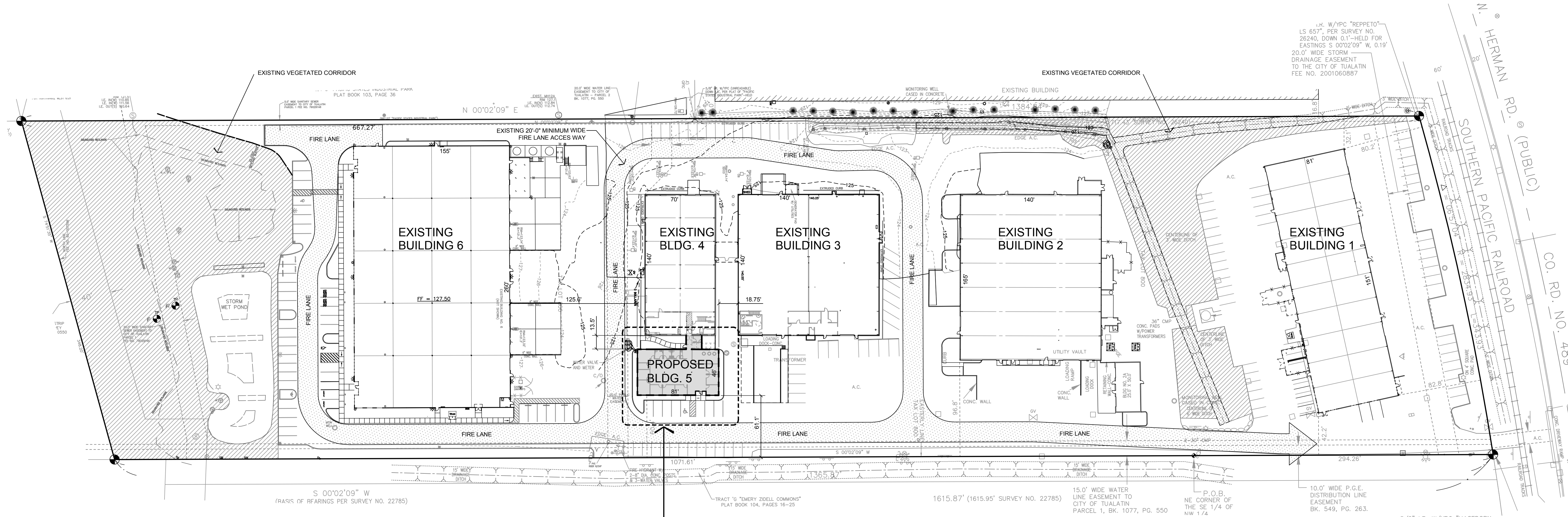
Sincerely,
VLMK Engineering + Design



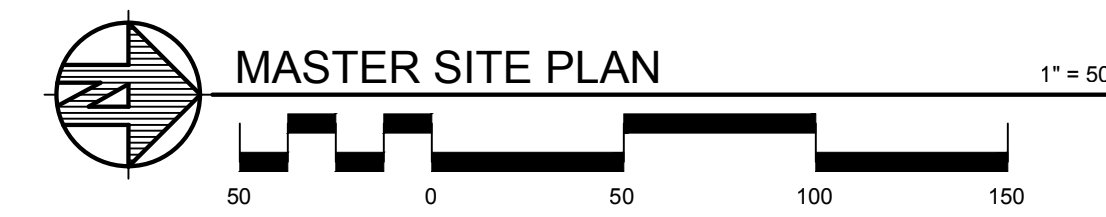
JENNIFER KIMURA
Associate

Attachments:

Enclosures
Site Plan
Exterior Elevations
1000' Buffer Map



AREA OF WORK - SEE SHEET
G1.0 FOR ENLARGED SITE PLAN



GENERAL NOTES:
1. PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.

GENERAL IBC REVIEW

INTERNATIONAL BUILDING CODE (IBC) REVIEW, 2012 EDITION, OSSC AMENDMENTS 07/01/14
INTERNATIONAL FIRE CODE, 2012 EDITION, OSSC AMENDMENTS 7/01/14

OCCUPANCY	B (OFFICE)	
BUILDING DESIGN	NON SEPARATED	
CONSTRUCTION TYPE	V-B (WOOD BUILDING WITH WOOD ROOF)	
FULLY SPRINKLED	YES	
ALLOWABLE AREA:	SEE TABLE ON COVER SHEET	
TOTAL SITE AREA:	483,324 S.F.	10.64 ACRES (-)
EXISTING BUILDING AREAS		
BUILDING 1:	12,231 S.F.	
BUILDING 2:	23,100 S.F.	
BUILDING 3:	19,600 S.F.	
BUILDING 4:	9,800 S.F.	
BUILDING 5:	6,106 S.F.	3,726 S.F. (1-STORY)
BUILDING 6:	40,300 S.F.	
TOTAL BUILDING AREA:	111,137 S.F.	3,726 S.F.
OLD BLDG. 5 AREA:	6,106 S.F.	
NEW BLDG. 5 AREA:	3,726 S.F.	
TOTAL (WITH NEW BLDG. 5):	108,757 S.F.	
NEW BUILDING AREA		
TOTAL BLDG. FOOTPRINT:	108,757 S.F.	23.48 □ COVERAGE
LANDSCAPE AREA:	145,847 S.F.	31.48 □ COVERAGE
PAVING AREA:	208,720 S.F.	45.04 □ COVERAGE
PARKING (EXISTING):	157 SPACES	1.44 PER THOUSAND S.F.
PARKING (NEW):	149 SPACES	1.37 PER THOUSAND S.F.

PLANNING AND ZONING REVIEW:

JURISDICTION	CITY OF TUALATIN, OREGON
LAND USE ZONE	(MG) GENERAL MANUFACTURING
STREET ADDRESS	9560 SW HERMAN RD.
TAX LOT NUMBER	2S1238D00800
TAX ACCOUNT NUMBER	R531071
LEGAL DESCRIPTION	NW 1/4 SEC. 23, T.2S., R.1W., W.M. WASHINGTON COUNTY, OREGON

SETBACKS: STRUCTURES: -
PARKING AND LOADING: -
OTHER: -

PROJECT NAME
BEAUPORT
BUILDING #5

PROPOSED
'REPLACEMENT'
BUILDING

9560 SW TUALATIN ROAD
TUALATIN, OR
97062

REVISIONS

DATE	DESCRIPTION

DATE	JUNE, 2018	PROJ. NO.	20180332
SCALE	AS NOTED	CHECKED	JCS
DRAWN	KAN		

MASTER
SITE PLAN

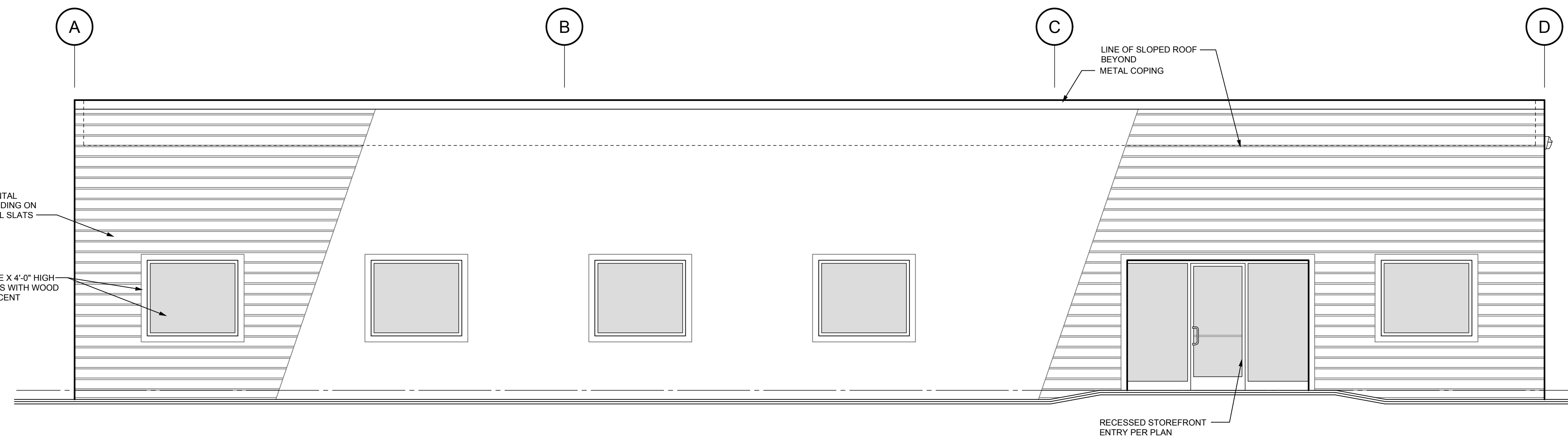
REVISIONS

DATE	DESCRIPTION

DATE: JUNE, 2018

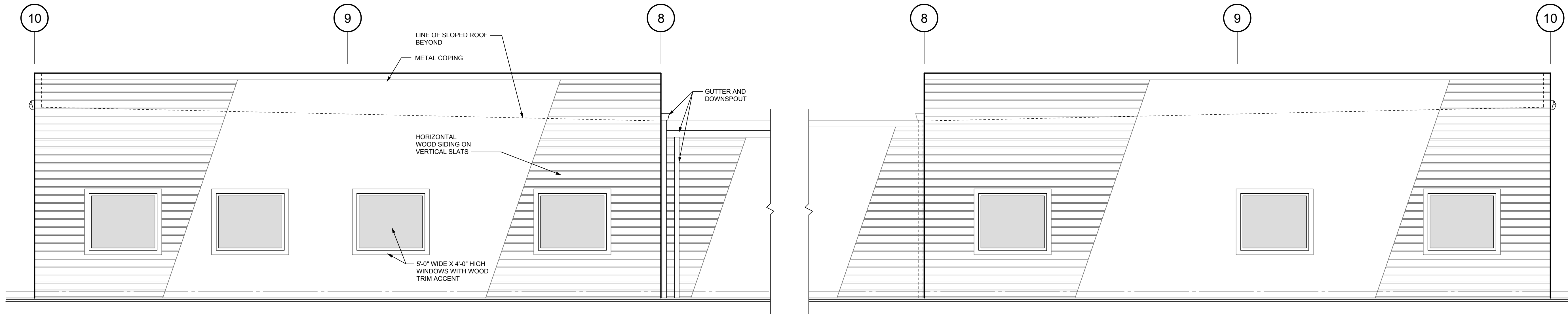
SCALE: AS NOTED	PROJ. NO.: 20180332
DRAWN: PSH	CHECKED: JCS

NEW EXTERIOR ELEVATIONS



A EAST ELEVATION
A2.0

1/4" = 1'-0"

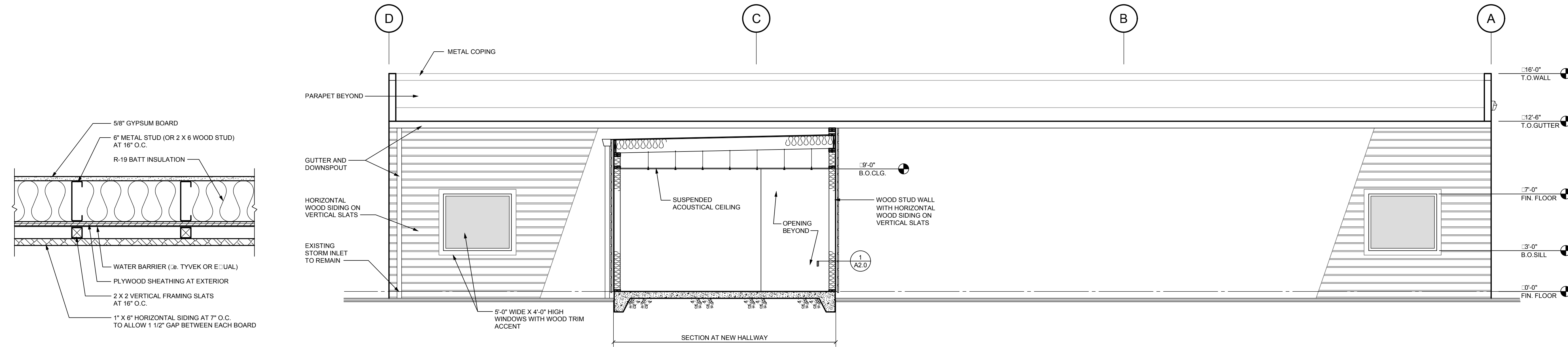


B NORTH ELEVATION
A2.0

1/4" = 1'-0"

C SOUTH ELEVATION
A2.0

1/4" = 1'-0"



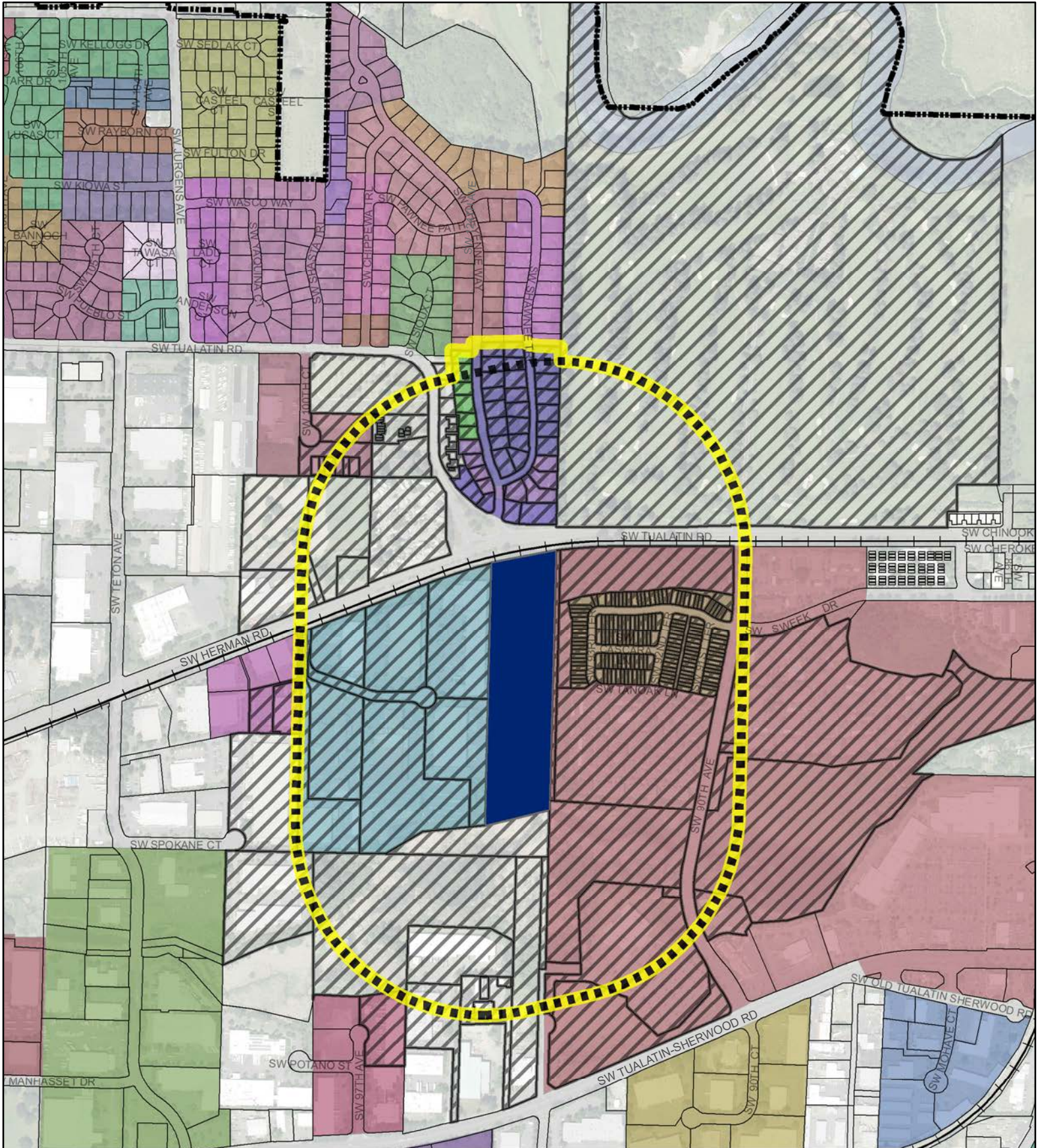
1 EXTERIOR WALL SECTION
A2.0


1 1/2" = 1'-0"


D WEST ELEVATION
A2.0

1/4" = 1'-0"

G:\ACAD\2018 20180332-00-Dwg-1.rvt Building Elevation.dwg - 11/26/2018 8:20 AM



 1000' Buffer

 1000' Buffer with Subdivisions

 Selected Taxlots



AR18-0009

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

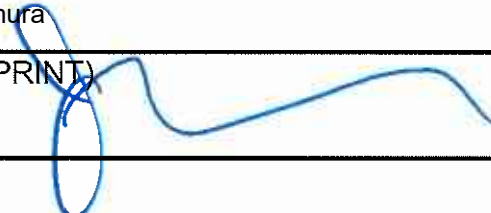
ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING



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

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

As the applicant for the Beauport Bldg #5
project, I hereby certify that on this day, 12/21/18 sign(s) was/were posted on the
subject property in accordance with the requirements of the Tualatin Development Code and the
Community Development Department - Planning Division.

Applicant's Name: Jennifer Kimura
(PLEASE PRINT)
Applicant's Signature: 
Date: 12/21/18

BEAUPORT BUILDING #5

NEW BUILDING

*9560 SW Tualatin Road
Tualatin, Oregon 97062*

ARCHITECTURAL REVIEW NARRATIVE

*Prepared By: Kurt Nakashima
December, 2018*

PROJECT NARRATIVE

Architectural Review

City of Tualatin, Oregon

Project: Beauport Building #5

Site: Address: 9560 SW Tualatin Road – Located off SW Tualatin Road, Tualatin, Oregon, 97062.
Tax Lot # & Tax Account #: 2S123BD00800 & R531071

Cross Streets: SW Cheyenne Way at SW Tualatin Road

Applicant: VLMK Engineering + Design, Contact: Jennifer Kimura - 503.222.4453

Owner: Merlo Station, LLC, Contact: John Bentley - 503.691.1584 ext. 11

Proposal: Construction of a new replacement 1 story office building for Fulcrum

Zoning: MG (General Manufacturing)

OVERVIEW

The Beauport Building #5 rebuild is located on an approximate 10-acre existing industrial development located in Tualatin, Or. The previous 2 story office building (43ft x 71ft footprint) was damaged in a recent fire earlier this year. It was previously planned for minor repairs, but the fire damage warranted replacement. The existing building will be demolished and replaced with a single story (46ft x 81ft footprint) building that is approximately 3,942 square feet. Construction will consist of conventional concrete foundation and concrete slab on grade. The walls and roof structure will be constructed of wood. The exterior architecture will consist of a horizontal plank/siding rain screen wall system. The roof membrane will consist of a TPO roofing system. The parapet walls will provide screening for mechanical rooftop units. The project is intended to provide a central office space for the original tenant (Fulcrum).

The new building #5 will have a new fire sprinkler system installed. Upon doing so, the owner would like to install a new fire sprinkler system in building #4 at the same time. A new riser room will be constructed in the SW corner of building #4 and service both buildings.

The existing development is served by SW Tualatin Road. The site includes one existing driveway that services (6) existing buildings. Storm, Sanitary Sewer and Water service are and will be provided by the City of Tualatin.

The project is planned to be upscale as shown in the proposed building elevations, landscaping and parking accommodations. The developer has a history of long-term ownership and well-managed projects.

The current projected schedule is to begin rough grading for the proposed building as soon as the approvals/permits are obtained, and weather allows.

Site Condition: The site is currently occupied by Beauport Business Park and has been primarily used for Light Industrial and Manufacturing. The site is bounded by SW Tualatin Road on the North and existing wetlands to the South. East and West boundaries are existing businesses.

Vehicle Access: All vehicle access will occur off SW Tualatin Road.

Parking: The proposed parking for building #5 is above the required minimum parking spaces in the city development code. The parking spaces are located on the East end of Building #5 (8 spaces) and across the aisleway to the East side of the property line (14 spaces).

Traffic and Transportation: A traffic study was deemed unnecessary during the Pre-App meeting. The existing Building #5 was a 2-story 6,106 sq. ft. office being replaced with a 1-story 3,942 sq. ft. office. Occupancy has almost been cut in half, therefore less traffic is assumed.

Jurisdictions: There are several jurisdictions having some level of authority over the proposed project including:

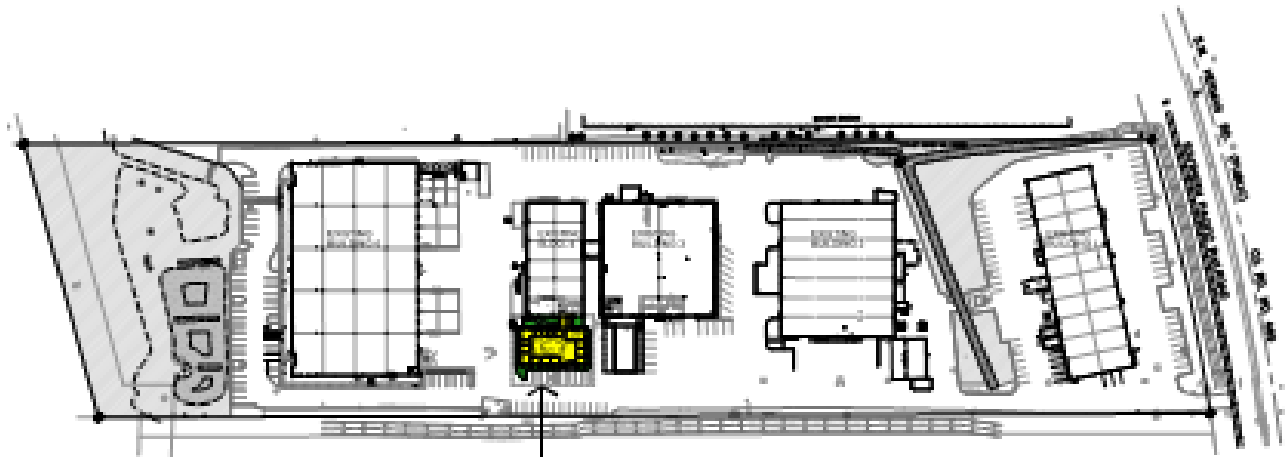
1. City of Tualatin (Design Review, Storm and Sanitary Sewer and Site/Building Permits, Water Quality and City Erosion Control permits).
2. Clean Water Services (CWS).
3. Tualatin Valley Fire District.

Construction Materials: The proposed building construction consists of wood framed perimeter walls and roof structure with concrete foundation and slab on grade. The roof membrane will be a high albedo TPO roofing system. Finishes will include a new recessed storefront entry system with enhanced architectural features to provide articulation at the entry. Horizontal 2 x 6 cement board (or TREX) will be installed over 2 x 2 vertical framing members with metal accent coping at top of wall. Accent framing around windows to be painted the accent color of metal coping.

Flood Plain: Compliance of the existing flood plain condition will be provided by flood proofing the building and mitigating the increased volume by removing material at the south east corner of the site east of the existing Building 6.

Site Utilities:

- **Storm:** The site is fully served with an existing underground piped storm system out falling to water quality facilities, then to SW Tualatin Road. New site improvements will include installation of new downspouts, conveyance piping and providing water quality treatment of all site impervious areas in compliance with current clean water services requirements.
- **Sanitary:** The site is fully served with private sanitary sewer tied into the existing public sanitary line in SW Tualatin Road.
- **Water:** The site is fully served with private water lines tied into the existing public water line in SW Tualatin Road and includes adequate service for on-site domestic service. The proposed building will be fully sprinklered and have a fire pump for the ESFR sprinkler system. A new fire service tap, DCDA within fire vault and FDC will be located to the South of Building 4.
- **Gas:** The site is fully served with private gas lines tied into the existing public gas line in SW Tualatin Road.
- **Power:** The site is fully served with private power lines tied into the existing power line in SW Tualatin Road.
- **Lighting:** The proposed on-site lighting systems will have energy efficient lights. Perimeter lighting (if applicable) will be pole mounted and shielded to prevent stray light from broadcasting to neighboring properties.
- **Solid Waste & Recycling** Solid waste and recycling will be handled in the existing garbage enclosures located on the site plan. The local garbage hauler (Republic Services) has approved the site plan and the letter is included in our AR submittal.



DESIGNATED SITE AREA OF WORK.
 DIMENSIONS: 85' X 100' = 8,500 SQ. FT.
 SEE SHEET G1.0 FOR ENLARGED
 SITE PLAN.



DESIGNATED SITE AREA OF WORK		
SITE AREA OF WORK:	8,500 SQFT.	
BUILDING S AREA:	3,942 SQFT.	46.37 % COVERAGE
LANDSCAPE AREA:	1,354 SQFT.	15.93 % COVERAGE
PAVING AREA:	3,204 SQFT.	37.70 % COVERAGE
PARKING:	8 SPACES	2.03 PER THOUSAND S.F.

CHAPTER 31 – GENERAL PROVISIONS

31.063 NEIGHBORHOOD/DEVELOPER MEETINGS

- (1) This section applies to the following types of Land Use applications: Annexations; Architectural Reviews, except Level I (Clear and Objective) Single-family Architectural Review; Conditional Uses; Historic Landmark actions, including designation, removal of designation, demolition, relocation, or alteration or new construction: Industrial Master Plans; Partitions; Plan Map Amendments for a specific property; Plan Text Amendments for a specific property; Subdivisions; Tree Removal Permit; Transitional Use Permit; and Variances, except for variances to existing single family residences.

Findings: *The proposed development is applying for Architectural Review and held the Neighborhood Meeting on December 17th, 2018. Additional information of the meeting and requirements is further explained in its own section below.*

31.071 ARCHITECTURAL REVIEW PROCEDURE

- (1) An applicant for a building or other permit subject to architectural review, except Level I (Clear and Objective) Single-family Architectural Review and Sign Design Review, shall discuss preliminary plans with the Community Development Director and City Engineer in a pre-application conference prior to submitting an application. An applicant for Architectural Review of a development in the Central Design District shall conduct a Neighborhood Meeting subject to **TDC 31.071(5)**. An applicant for Architectural Review of a development in other parts of the City shall conduct a Neighborhood/Developer Meeting subject to **TDC 31.063**. An applicant for Single-family Architectural Review shall follow Level I (Clear and Objective) or Level II (Discretionary) Single-family Architectural Review procedures subject to **TDC 31.071(7)**. An applicant for Sign Design Review shall follow Level 1 (Clear and Objective) Sign Design Review procedures subject to **TDC 31.071(8)**. Following the pre-application conference and the Neighborhood/Developer Meeting, the applicant shall submit to the Community Development Director an Architectural Review Plan application which shall contain:

Findings: *This project held a Pre-Application meeting on November 26th, 2018. As noted above, the Neighborhood Meeting was completed on December 17th, 2018. We are now submitting for the required Architectural Review. The complete list of required items (project title, tax map, service provider letter, etc.) is not listed here, but all items are included in this package for AR submittal. Due to the size of the building (under 150,000 sf.), this project will not be subject to attending an Architectural Board meeting.*

CHAPTER 34 – SPECIAL REGULATIONS

34.210 APPLICATIONS FOR ARCHITECTURAL REVIEW, SUB-DIVISION 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.

Findings: *The proposed development will not require removal of any existing trees.*

CHAPTER 61 – GENERAL MANUFACTURING PLANNING DISTRICT (MG)

61.020 PERMITTED USES

- (1) No building, structure or land shall be used, except for the following uses as restricted in [TDC 61.021](#).

Findings: *The list of allowed uses is extensive and includes most types of uses that we see in a standard industrial warehouse and/or manufacturing facility. This project proposed is a 1-story replacement office building and is anticipated to fall within the parameters of those items shown on the approved list.*

61.050 LOT SIZE

Except for lots for public utility facilities, natural gas pumping stations and 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 area shall be 20,000 square feet.
- (2) The minimum lot width shall be 100 feet.
- (3) The minimum average lot width at the building line shall be 100 feet.
- (4) The minimum lot width at the street shall be 100 feet.
- (5) 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 \(12\)](#).
- (6) The minimum lot width at the street shall be 50 feet on a cul-de-sac street. [Ord. 866-92, 4/27/92; Ord. 965-96, 12/9/96]

Findings: *The proposed site complies as follows: the lot is over 20,000 sf (actual 463,324 sf.), the lot width (and average at the building) is greater than 100 ft. (varies with a minimum dimension of 336-feet), the lot width at the street is greater than 100 ft. (actual is 336-feet) and the last two items do not apply to this project.*

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.

Findings: *The proposed building is located more than 60-feet from all property lines.*

(4) 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\(2\)](#).

Findings: *The proposed parking is a minimum of 5-feet from all property lines and the site is surrounded by MG or MBP zones. The other items (corner lots, railroad spurs, wireless communication, etc.) in this code section do not apply to this project.*

61.075 SOUND BARRIER CONSTRUCTION

(1) Sound barrier construction shall be used to intercept all straight-line lateral paths of 450 feet or less between a residential property within a residential planning district and any side edge of an

overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway.

Findings: *This project is not located near a residential zone. It is surrounded by MG or MBP zones.*

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.

Findings: *This proposed building is 16-feet high.*

CHAPTER 73 – COMMUNITY DESIGN STANDARDS

73.160 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) Pedestrian and Bicycle Circulation.

(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.

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

(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 re-view and approval.

(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.

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

Findings: *We have included a 5-foot wide pedestrian walkway from the entry to the parking lot accessway to Tualatin Road on the north. A 5-foot wide concrete bicycle path is located on the West side of the proposed building to indoor parking.*

(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**.

Findings: *This project is subject to the 2014 OSSC and the ADA code requirements and has been designed to comply with both.*

(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.

Findings: *Tualatin Sherwood Road and Boones Ferry Road have a transit stop approximately 3/4 mile radius of the site. We have included a sidewalk connection from the building entry to accessway on the existing site to lead to Tualatin Sherwood Road.*

73.200 STRUCTURE DESIGN – COMMERCIAL, INDUSTRIAL, PUBLIC AND SEMI-PUBLIC USES

The purpose of commercial, industrial, public and semi-public building design objectives and standards is to implement the purpose and objectives of **TDC 73.020(2)** and are intended to promote functional, safe, innovative and attractive buildings which are compatible with the surrounding environment. This concerns the building form including the articulation of walls and roof design, materials, colors, placement of elements such as windows, doors, mechanical equipment and identification features. [Ord. 705-86, §6, 9/8/86]

Findings: *We have designed the building to blend in with the industrial area that it is located with several architectural features that will provide intrigue and interest from visitors and neighbors. Some of those features include change of colors for accent and roof parapets.*

73.210 OBJECTIVES

All commercial, industrial, public and semi-public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of **TDC 73.610** shall be considered. In case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Buildings shall be designed, to the maximum extent practicable, to:

- (1) Minimize disruption of natural site features such as topography, trees and water features.

Findings: *The site has been graded to minimize steep slopes and allow good truck and auto access and maneuvering. The existing shrubs and landscaping will be removed and new boulders, shrubs and groundcover will be planted to enhance the new landscaping.*

- (2) Provide a composition of building elements which is cohesive and responds to use needs, site context, land form, a sense of place and identity, safety, accessibility and climatic factors. Utilize functional building elements such as arcades, awnings, entries, windows, doors, lighting, reveals, accent features and roof forms, whenever possible, to accomplish these objectives.

Findings: *The building has been designed with several architectural features that include accent paint colors, recessed entry, parapet on the building and plenty of windows.*

- (3) Where possible, locate loading and service areas so that impacts upon surrounding areas are minimized. In industrial development loading docks should be oriented inward to face other buildings or other loading docks. In commercial areas loading docks should face outward towards the public right-of-way or perimeter of the site or both.

Findings: *No loading docks are being installed.*

- (4) Enhance energy efficiency in commercial and industrial development through the use of landscape and architectural elements such as arcades, sunscreens, lattice, trellises, roof overhangs and window orientation.

Findings: *The building is located on the site to have most of the windows on the East and North sides with limited windows on the South side to keep the heat gain at a minimum. The office entry is recessed 4' to help protect from weather and provide limited sun heat gain at the glass entry.*

- (5) Locate and design entries and loading/service areas in consideration of climatic conditions such as prevailing winds, sun and driving rains.

Findings: *As noted in the previous two items, the loading docks are not being installed.*

- (6) Given consideration to organization, design and placement of windows as viewed on each elevation having windows. Surveillance over parking areas from the inside, as well as visual surveillance from the outside in, should be considered in window placement.

Findings: *The windows are oriented to face the parking lot to provide added security and allow views from outside for surveillance.*

- (7) Select building materials which contribute to the project's identity, form and function, as well as to the surrounding environment.

Findings: *The building will have wood framed exterior walls with several paint colors, accents and fixed windows to complement the neighboring industrial buildings.*

- (8) Select colors in consideration of lighting conditions and the context under which the structure is viewed, the ability of the material to absorb, reflect or transmit light and the color's functional role (e.g., to identify and attract business, aesthetic reasons, image-building).

Findings: *The exterior paint colors will be a variety of light gray and dark green accent. This combination of colors will provide less reflection (as opposed to white) and provide attractiveness for future tenants.*

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

Findings: *The windows are oriented to face the parking lot to provide added security and allow views from outside for surveillance.*

- (10) Where practicable locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way or other public areas. [Ord. 904-93, §51, 9/13/93; Ord. 1097-02, 2/11/02]

Findings: *The windows are oriented to face the parking lot to provide added security and allow views from outside for surveillance.*

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.

Findings: *The site plan indicates several existing site lights (along with new building lights) that will provide good lighting of the parking lot and is open to good view from the street. These lights will be shielded to prevent light from spilling over to the public way or neighbors.*

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

Findings: *The project will be visible from the street and will have the address located on the building to provide good clear identification of the building.*

(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. [Ord. 904-93, §52, 9/13/93; Ord. 20-94, §18, 4/11/94; Ord. 1224-06 §24, 11/13/06]

Findings: *The landscape plan has been designed to meet the intent of this requirement for shrubs and tree canopies, but the owner will hire a landscape maintenance company that will have a responsibility to maintain these clearances.*

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.*

Findings: *The designated site area of work is designed with 16% landscaping. This has increased from 702 sq. ft. around the perimeter of the existing building to 1,354 sq. ft. around the perimeter of the new building footprint (net gain of 652 sq. ft.).*

(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.

Findings: *The site plan indicates the existing areas along the street are fully landscaped with a variety of lawn, ground cover, shrubs and trees. These areas are currently irrigated and maintained.*

(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 storm water storage capacity.*

Findings: *The site landscape plan indicates that all areas on the site that are not covered with asphalt paving are to be landscaped and irrigated. The landscaping will be maintained to provide good standing and maturity of plants at the 3-year timeline.*

73.250 TREE PRESERVATION

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

Findings: *No existing trees will be removed.*

73.260 TREE AND PLANT SPECIFICATIONS

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

Findings: *The landscape plans have been designed to comply with all of the items (Deciduous Trees, Coniferous Trees, Evergreen and Deciduous Shrubs, Groundcovers and Lawns) in this section.*

73.280 IRRIGATION SYSTEM REQUIRED

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system. [Ord. 1025-99, §42, 7/26/99]

Findings: *It is noted on the landscape plans that all of the landscaping is to be irrigated with an automatic underground irrigation system. This will be provided by Bidder Design.*

73.310 LANDSCAPE STANDARDS – COMMERCIAL, INDUSTRIAL, PUBLIC AND SEMI-PUBLIC USES

- (1) A minimum 5-foot-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.

Findings: *The landscape plans indicate that there is a minimum of 5-feet of landscaping around the entire perimeter of the building with the exceptions of the sidewalk and pedestrian access.*

- (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.

Findings: *Due to the industrial nature of the building use, these types of amenities are not included with the landscape design of this project.*

(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped. [Ord. 882-92, §16, 12/14/92; Ord. 904-93, §58, 9/13/93]

Findings: *The landscape plans have been designed to cover all areas not occupied by asphalt paving or the building.*

73.320 OFF-STREET PARKING LOT LANDSCAPING STANDARDS

General Provisions. In addition to the goals stated in **TDC 73.110** and **73.140**, the goals of the off-street parking lot standards are to create shaded areas in parking lots, to reduce glare and heat buildup, provide visual relief within paved parking areas, emphasize circulation patterns, reduce the total number of spaces, reduce the impervious surface area and stormwater runoff and enhance the visual environment. The design of the off-street parking area shall be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics. Trees shall not be cited as a reason for applying for or granting a variance on placement of signs.

(2) Application. Off-street parking lot landscaping standards shall apply to any surface vehicle parking or circulation area.

[Ord. 904-93, §59, 9/13/93; Ord. 1224-06 §28, 11/13/06]

Findings: *The site plan and landscape plans have been designed with the intent to provide shade to the asphalt parking lot, good circulation and safe maneuvering of trucks and autos on the site. The site plan indicates a good balance of parking spaces to meet the minimum requirements and landscaping to bring relief from heat buildup while providing a good visual environment.*

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 shall 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.

Findings: *The site plan indicates a landscape island at the end of the new parking area and at approximately every (8) parking stalls. Using the 25 sf per stall, we are required to have 200 sf of landscape islands (8 stalls x 25). We currently have 208 sf of landscape islands to comply with this requirement.*

(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).

Findings: *The site plan indicates that the landscape island is 13-feet wide.*

(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.

Findings: *The landscape plan includes deciduous trees in several locations to comply with this requirement.*

(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.

Findings: *The site plan indicates a landscape island at the end of parking areas to comply with this 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.

Findings: *The site plan has been designed to comply with the minimum parking standards for size, layout and required amount. Existing number of stalls at perimeter of existing building was 16. With the new configuration of landscaping at the perimeter of the new building, the number of stalls decreased to 8. With the 8 spaces and the 14 spaces across the aisleway, we still exceed the minimum amount of parking spaces required by a few spaces. The site plan also indicates bike parking and handicap parking to meet the minimum standards.*

(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.

Findings: *The site plan indicates the (2) required bicycle parking spaces will be long-term parking. The long-term parking is located inside the building. The size of each bike parking space is designed to meet the minimum requirements listed in this code 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.

Findings: *The parking lot has been designed to comply with the minimum size of a standard parking stall.*

- (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.

Findings: *This project does not include compact parking stalls.*

- (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.

Findings: *The site plan has been designed to provide a landscape island at no more than every (8) parking stalls.*

- (4) Parking lot drive aisles shall be constructed of asphalt or concrete, including pervious concrete. 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**.

Findings: *The site plan indicates the dimensions of the drive aisles and notes that all are constructed of asphaltic concrete paving. Parking lot landscaping is provided as noted in items above.*

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.

(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.

Findings: *This project is not providing loading berths.*



City of Tualatin

www.tualatinoregon.gov

, 2018

CITY ENGINEER'S REVIEW FINDING AND DECISION FOR AR18-

Contents

I.	RECOMMENDATION	4
A.	PRIOR TO ISSUANCE OF EROSION CONTROL, PUBLIC WORKS, AND WATER QUALITY PERMITS:.....	4
B.	PRIOR TO ISSUANCE OF A BUILDING PERMIT:	4
C.	PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:	4
II.	APPEAL	4
III.	STANDARDS AND APPLICABLE CRITERIA	6
IV.	CONCLUSIONS	6
A.	TMC TITLE 03: UTILITIES AND WATER QUALITY	6
I.	TMC CHAPTER 03-02: SEWER REGULATIONS; RATES	6
1.	TMC 3-2-020 APPLICATION, PERMIT AND INSPECTION PROCEDURE..	6
2.	TMC 3-2-030 MATERIALS AND MANNER OF CONSTRUCTION.	6
II.	TMC CHAPTER 03-03: WATER SERVICE	7
1.	TMC 3-3-040 SEPARATE SERVICES REQUIRED.	7
2.	TMC 3-3-110 CONSTRUCTION STANDARDS.	7
3.	TMC 3-3-120 BACKFLOW PREVENTION DEVICES AND CROSS CONNECTIONS.....	8
4.	TMC 3-3-130 CONTROL VALVES.	9
III.	TMC 3-5 ADDITIONAL SURFACE WATER MANAGEMENT STANDARDS ...	9
1.	TMC 3-5-010 POLICY.	9
2.	TMC 3-5-050 EROSION CONTROL PERMITS.	9
3.	TMC 3-5-060 PERMIT PROCESS.	10
4.	TMC 3-5-200 DOWNSTREAM PROTECTION REQUIREMENT.	10
5.	TMC 3-5-210 REVIEW OF DOWNSTREAM SYSTEM.	10
6.	TMC 3-5-220 CRITERIA FOR REQUIRING ON-SITE DETENTION TO BE CONSTRUCTED.....	11

IV.	TMC 3-5 FLOODPLAIN	11
1.	TMC 3-5-250 FLOODPLAIN DESIGN STANDARDS	11
2.	TMC 3-5-260 FLOODWAY DESIGN STANDARDS	13
V.	TMC 3-5 PERMANENT ON-SITE WATER QUALITY FACILITIES	14
1.	TMC 3-5-280 PLACEMENT OF WATER QUALITY FACILITIES.	14
2.	TMC 3-5-290 PURPOSE OF TITLE.	14
3.	TMC 3-5-300 APPLICATION OF TITLE.	14
4.	TMC 3-5-310 EXCEPTIONS.	14
5.	TMC 3-5-320 DEFINITIONS.	15
6.	TMC 3-5-330 PERMIT REQUIRED.	15
7.	TMC 3-5-340 FACILITIES REQUIRED.	15
8.	TMC 3-5-345 INSPECTION REPORTS.	16
9.	TMC 3-5-350 PHOSPHOROUS REMOVAL STANDARD.	16
10.	TMC 3-5-360 DESIGN STORM.	16
11.	TMC 3-5-370 DESIGN REQUIREMENTS.	16
12.	TMC 3-5-330 PERMIT REQUIRED.	16
13.	TMC 3-5-340 FACILITIES REQUIRED.	16
14.	TMC 3-5-390 FACILITY PERMIT APPROVAL.	17
B.	CHAPTER 04-02: FIRE HYDRANT LOCATIONS AND RATES OF FLOW ..	17
I.	TMC 4-2-010 HYDRANTS AND WATER SUPPLY FOR FIRE PROTECTION. 17	
C.	TDC CHAPTER 70: FLOOD PLAIN DISTRICT	18
I.	TDC SECTION 70.110 DEVELOPMENT PERMIT REQUIRED.	18
II.	TDC SECTION 70.120 APPLICATION FOR DEVELOPMENT PERMIT. ...	18
III.	TDC SECTION 70.170 GENERAL STANDARDS.	19
IV.	TDC SECTION 70.180 SPECIFIC STANDARDS.	20
D.	TDC CHAPTER 73: COMMUNITY DESIGN STANDARDS	25
I.	TDC SECTION 73.270 GRADING.	25
II.	TDC SECTION 73.400 ACCESS.	25
E.	TDC CHAPTER 74: PUBLIC IMPROVEMENT REQUIREMENTS	29
I.	TDC SECTION 74.120 PUBLIC IMPROVEMENTS.	29
II.	TDC SECTION 74.130 PRIVATE IMPROVEMENTS.	30
III.	TDC SECTION 74.140 CONSTRUCTION TIMING.	30
IV.	TDC SECTION 74.210 MINIMUM STREET RIGHT-OF-WAY WIDTHS. ...	30
V.	TDC SECTION 74.330 UTILITY EASEMENTS.	31
VI.	TDC SECTION 74.420 STREET IMPROVEMENTS.	32
VII.	TDC SECTION 74.425 STREET DESIGN STANDARDS.	34

VIII.	TDC SECTION 74.430 STREETS, MODIFICATIONS OF REQUIREMENTS IN CASES OF UNUSUAL CONDITIONS.....	35
IX.	TDC 74.440 STREETS, TRAFFIC STUDY REQUIRED	36
X.	TDC SECTION 74.470 STREET LIGHTS.	38
XI.	TDC SECTION 74.485 STREET TREES.	38
XII.	TDC SECTION 74.610 WATER SERVICE.	38
XIII.	TDC SECTION 74.620 SANITARY SEWER SERVICE.	39
XIV.	TDC SECTION 74.630 STORM DRAINAGE SYSTEM.	40
XV.	TDC SECTION 74.640 GRADING.	41
XVI.	TDC SECTION 74.650 WATER QUALITY, STORM WATER DETENTION AND EROSION CONTROL.....	41
XVII.	TDC 74.660 UNDERGROUND	42
XVIII.	TDC SECTION 74.670 EXISTING STRUCTURES.	43

I. RECOMMENDATION

Based on the findings presented, the City Engineer approves AR18- with the following conditions:

A. PRIOR TO ISSUANCE OF EROSION CONTROL, PUBLIC WORKS, AND WATER QUALITY PERMITS:

- PFR-1 Submit final sanitary sewer plans that show location of the lines, grade, materials, and other details.
- PFR-2 Submit final water system plans that show location of the water lines, grade, materials, and other details that include a separate lateral with a valve at the main for domestic and fire water services.
- PFR-3 Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-4 Submit final stormwater calculations.
- PFR-5 Submit plans that meet the requirements of TVF&R.
- PFR-6 Prove that any existing street light illumination is adequate or construct street lights in accordance with Public Works Construction Code.
- PFR-7 Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions.
- PFR-8 Submit plans that minimize the impact of stormwater from the development to adjacent properties.
- PFR-9 Submit a plan sheet that includes all City Engineer and Planning Division conditions of approval. Include Clean Water Services' Service Provider Letter.
- PFR-10 Submit PDFs of final site and permit plans.

B. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-11 Obtain an Erosion Control and Water Quality Permit from the City of Tualatin.

C. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- PFR-12 Construct all private improvements shown on submitted plans and corrected by conditions of approval.

II. APPEAL

Requests for review of this decision must be received by the Engineering Division within the 14-day appeal period ending on **xx, 2018 at 5 PM**. Issues must have been described with adequate clarity and detail with identification of the associated Tualatin Municipal or Development Code section to afford a decision maker an opportunity to respond to the issue. A request for review must be submitted on the form provided by the City, as detailed in TDC 36.161, and signed by the appellant.

III. STANDARDS AND APPLICABLE CRITERIA

Tualatin Municipal Code (TMC)
Title 03: Utilities and Water Quality
Title 04: Building

Tualatin Development Code (TDC)
Chapter 73: Community Design Standards
Chapter 74: Public Improvement Requirements
Chapter 75: Access Management

IV. CONCLUSIONS

A. TMC TITLE 03: UTILITIES AND WATER QUALITY

I. TMC CHAPTER 03-02: SEWER REGULATIONS; RATES

1. TMC 3-2-020 APPLICATION, PERMIT AND INSPECTION PROCEDURE.

(1) No person shall connect to any part of the sanitary sewer system without first making an application and securing a permit from the City for such connection, nor may any person substantially increase the flow, or alter the character of sewage, without first obtaining an additional permit and paying such charges therefore as may be fixed by the City, including such charges as inspection charges, connection charges and monthly service charges.

FINDINGS:

As shown on Sheet G3.0, this project is proposing to connect to the existing sanitary lateral that serviced the original building prior to fire damage. No new sanitary sewer lines outside the building pad are proposed.

This criterion is satisfied with conditions of approval PFR-1, and PFR-1212.

2. TMC 3-2-030 MATERIALS AND MANNER OF CONSTRUCTION.

(1) All building sewers, side sewers and connections to the main sewer shall be so constructed as to conform to the requirements of the Oregon State Plumbing Laws and rules and regulations and specifications for sewerage construction of the City.

FINDINGS:

New building sewer and connection to existing lateral will conform to the requirements of the Oregon State Plumbing Laws and rules and regulations and specifications for sewerage construction of the City.

This criterion is met.

(3) A public works permit must be secured from the City and other agency having jurisdiction by owners or contractors intending to excavate in a public street for the purpose of installing sewers or making sewer connections.

FINDINGS:

Not applicable, this project is not proposing installation of new sewers within public right-of-way. No new sewer connections are proposed either.

This criterion is satisfied.

II. TMC CHAPTER 03-03: WATER SERVICE

1. TMC 3-3-040 SEPARATE SERVICES REQUIRED.

(1) Except as authorized by the City Engineer, a separate service and meter to supply regular water service or fire protection service shall be required for each building, residential unit or structure served. For the purposes of this section, trailer parks and multi-family residences of more than four dwelling units shall constitute a single unit unless the City Engineer determines that separate services are required.

2. TMC 3-3-110 CONSTRUCTION STANDARDS.

All water line construction and installation of services and equipment shall be in conformance with the City of Tualatin Public Works Construction Code. In addition, whenever a property owner extends a water line, which upon completion, is intended to be dedicated to the City as part of the public water system, said extension shall be carried to the opposite property line or to such other point as determined by the City Engineer. Water line size shall be determined by the City Engineer in accordance with the City's Development Code or implementing ordinances and the Public Works Construction Code.

FINDING:

As shown on Sheet G3.0, there is already an existing water meter and domestic service to the building that was damaged by the fire. The proposed structure will utilize the existing water meter and domestic lateral available at the building pad.

This application is proposing a new fire service connection to the existing public water main located approximately 30 feet to the south of building #4 and #5. As part of these improvements, this application proposes to install fire sprinklers within the new building

#5 and existing building #4. The purpose of this new connection is to provide fire water supply to these two buildings. Water line designs will be in conformance with the Public Works Construction Code.

The applicant will submit a utility plan that shows location and other details prior to obtaining a Building Permit.

This criterion is satisfied with conditions of approval PFR-2, PFR-5, PFR-10, and PFR-12.

3. TMC 3-3-120 BACKFLOW PREVENTION DEVICES AND CROSS CONNECTIONS.

- (1) Except where this ordinance provides more stringent requirements, the definitions, standards, requirements and regulations set forth in the Oregon Administrative Rules pertaining to public water supply systems and specifically OAR 333 Division 61 in effect on the date this ordinance becomes effective are hereby adopted and incorporated by reference.**
- (2) The owner of property to which City water is furnished for human consumption shall install in accordance with City standards an appropriate backflow prevention device on the premises where any of the following circumstances exist:**
 - (a) Those circumstances identified in regulations adopted under subsection (1) of this section;**
 - (b) Where there is a fire protection service, an irrigation service or a nonresidential service connection which is two inches (2") or larger in size;**
 - (c) Where the potable water supply provided inside a structure is 32 feet or more, higher than the elevation of the water main at the point of service connection;**

FINDING:

The proposed fire water lateral connection will connect to the City's existing public water main which runs through the subject property, approximately 30 feet to the south of building #4 and #5. Sheet G3.0 shows a new fire service backflow prevention vault with an 8-inch double check detector assembly (DCDA) within a public utility easement. The applicant will provide final plans and install these backflow preventers. The public utility easement will surround the DCDA by 5 feet to allow access for inspection or maintenance activity.

This criterion is satisfied with conditions of approval PFR-2, PFR-5, PFR-10, and PFR-12.

- (4) Except as otherwise provided in this subsection, all irrigation systems shall be installed with a double check valve assembly. Irrigation system backflow prevention device assemblies installed before the effective date of this ordinance, which were approved at the time they were installed but are not on the current list of approved device assemblies maintained by the Oregon State Health Division, shall be permitted to remain in service provided they are properly maintained, are**

commensurate with the degree of hazard, are tested at least annually, and perform satisfactorily. When devices of this type are moved, or require more than minimum maintenance, they shall be replaced by device assemblies which are on the Health Division list of approved device assemblies.

FINDING:

Not applicable, there is no irrigation work included within this project scope.

This criterion is satisfied.

4. TMC 3-3-130 CONTROL VALVES.

The customer shall install a suitable valve, as close to the meter location as practical, the operation of which will control the entire water supply from the service. The operation by the customer of the curb stop in the meter box is prohibited.

FINDING:

Domestic service will be provided by existing meter and lateral that served existing structure prior to fire

This criterion is satisfied.

III. TMC 3-5 ADDITIONAL SURFACE WATER MANAGEMENT STANDARDS

1. TMC 3-5-010 POLICY.

It is the policy of the City to require temporary and permanent measures for all construction projects to lessen the adverse effects of construction on the environment. The contractor shall properly install, operate and maintain both temporary and permanent works as provided in this chapter or in an approved plan, to protect the environment during the term of the project. In addition, these erosion control rules apply to all properties within the City, regardless of whether that property is involved in a construction or development activity. Nothing in this chapter shall relieve any person from the obligation to comply with the regulations or permits of any federal, state, or local authority...

2. TMC 3-5-050 EROSION CONTROL PERMITS.

(1) Except as noted in subsection (3) of this section, no person shall cause any change to improved or unimproved real property that causes, will cause, or is likely to cause a temporary or permanent increase in the rate of soil erosion from the site without first obtaining a permit from the City and paying prescribed fees...

3. TMC 3-5-060 PERMIT PROCESS.

(1) Applications for an Erosion Control Permit. Application for an Erosion Control Permit shall include an Erosion Control Plan which contains methods and interim facilities to be constructed or used concurrently and to be operated during construction to control erosion. The plan shall include either:

(a) A site specific plan outlining the protection techniques to control soil erosion and sediment transport from the site to less than one ton per acre per year as calculated using the Soil Conservation Service Universal Soil Loss Equation or other equivalent method approved by the City Engineer, or

(b) Techniques and methods contained and prescribed in the Soil Erosion Control Matrix and Methods, outlined in TMC 3-5.190 or the Erosion Control Plans - Technical Guidance Handbook, City of Portland and Unified Sewerage Agency, January, 1991.

(2) Site Plan. A site specific plan, pre-pared by an Oregon registered professional engineer, shall be required when the site meets any of the following criteria:

(a) greater than five acres;

(b) greater than one acre and has slopes greater than 20 percent;

(c) contains or is within 100 feet of a City-identified wetland or a waterway identified on FEMA floodplain maps; or

(d) greater than one acre and contains highly erodible soils.

FINDING:

The application material indicate disturbance of less than one acre. The applicant shall prepare an erosion control plan and obtain a grading and erosion control permit from the City of Tualatin prior to issuance of permits allowing construction activities.

This criterion is satisfied with conditions of approval PFR-33 and **Error! Reference source not found.11.**

4. TMC 3-5-200 DOWNSTREAM PROTECTION REQUIREMENT.

Each new development is responsible for mitigating the impacts of that development upon the public storm water quantity system. The development may satisfy this requirement through the use of any of the following techniques, subject to the limitations and requirements in TMC 3-5-210: Construction of permanent on-site stormwater quantity detention facilities designed in accordance with this title;...

5. TMC 3-5-210 REVIEW OF DOWNSTREAM SYSTEM.

For new development other than the construction of a single family house or duplex, plans shall document review by the design engineer of the downstream capacity of any existing storm drainage facilities impacted by the proposed development. That review shall extend downstream to a point where the impacts

to the water surface elevation from the development will be insignificant, or to a point where the conveyance system has adequate capacity, as determined by the City Engineer. To determine the point at which the downstream impacts are insignificant or the drainage system has adequate capacity, the design engineer shall submit an analysis using the following guidelines:

- (1) evaluate the downstream drainage system for at least $\frac{1}{4}$ mile;
- (2) evaluate the downstream drainage system to a point at which the runoff from the development in a build out condition is less than 10 percent of the total runoff of the basin in its current development status. Developments in the basin that have been approved may be considered in place and their conditions of approval to exist if the work has started on those projects;
- (3) evaluate the downstream drainage system throughout the following range of storms: 2, 5, 10, 25 year;
- (4) The City Engineer may modify items 1, 2, 3 to require additional information to determine the impacts of the development or to delete the provision of unnecessary information.

6. TMC 3-5-220 CRITERIA FOR REQUIRING ON-SITE DETENTION TO BE CONSTRUCTED.

The City shall determine whether the onsite facility shall be constructed. If the onsite facility is constructed, the development shall be eligible for a credit against Storm and Surface Water System Development Charges, as provided in City ordinance. On-site facilities shall be constructed when any of the following conditions exist:

- (1) There is an identified downstream deficiency, as defined in TMC 3-5-210, and detention rather than conveyance system enlargement is determined to be the more effective solution...

FINDING:

The existing drainage patterns of the site will not be affected due to the reconstruction of this building. The overall impervious area of the total property will be reduced as more landscaped area is proposed than existed previously.

This criterion is satisfied.

IV. TMC 3-5 FLOODPLAIN

1. TMC 3-5-250 FLOODPLAIN DESIGN STANDARDS

- (1) **Balanced Cut and Fill Standard.**

All fill placed in a floodplain shall be balanced with an equal amount of removal of soil material. No net fill in any floodplain is allowed with two exceptions:

(a) When an engineering study has been conducted and approved by the City showing that the increase in water surface elevation resulting from the fill will not cause or contribute to significant damage from flooding to existing buildings or dwellings on properties upstream and downstream;

(b) When an area has received special protection from floodplain improvement projects which either lower the floodplain, or otherwise protect affected properties, are approved by the City, where the exceptions comply with adopted master plans, if any, and where all required permits and approvals have been obtained in compliance with other local, state, and federal laws regarding fill in floodplains, including FEMA rules.

(2) Excavation Restricted.

Large areas may not be excavated in order to gain a small amount of fill in a floodplain. Excavation areas shall not exceed the fill areas by more than 50 percent of the square footage, unless approved by the City.

(3) Excavation and Fill Volume Calculation.

Any excavation dug below the winter "low water" elevation shall not count towards compensating for fill, since these areas would be full of water in the winter, and not available to hold storm water following a rain. Winter "low water" elevation is defined as the water surface elevation during the winter when it has not rained for at least three days, and the flows resulting from storms have receded. This elevation may be determined from records, studies or field observation. Any fill placed above the 100 year floodplain will not count towards the fill volume.

(4) Excavation Grade Design Standard.

The excavated area must be designed to drain if it is an area identified to be dry in the summer; for example, if it is to be used for a park, or if it is to be mowed in the summer. Excavated areas identified as to remain wet in the summer, such as a constructed wetland, shall be designed not to drain. For areas that are to drain, the lowest elevation should be at least six inches above the winter "low water" elevation, and sloped at a minimum of two percent towards the drainage way. One percent slopes will be allowed in small areas.

(5) Excavation Location.

Excavation to balance a fill does not need to be on the same property as the fill, but shall be in the same drainage basin, within points of constriction on the conveyance system, if any, as near as practical to the fill site, and shall be constructed as a part of the same development project which placed the fill.

[Ord. 846-91 §25, 10/28/1991]

FINDING:

As the new building will be floodproofed, an area of cut is shown to the southeast of existing building #6. This volume of cut will balance the volume of fill in the floodplain created by the floodproofed building. There will be no net fill in the floodplain as a result.

This criterion is satisfied with conditions of approval PFR-4, **Error! Reference source not found.**, **Error! Reference source not found.**, and PFR-12.

2. TMC 3-5-260 FLOODWAY DESIGN STANDARDS

(1) Obstruction Prohibited.

Nothing may be constructed or placed in a floodway that will impede or constrict the flow of storm water. This includes, but is not limited to earth works, street and bike path crossings, and trees. If an object is placed in the floodway, the floodway must be widened or modified to accommodate the storm flows with no measurable increase in water surface elevation upstream or downstream, or unless the property owners of property where the water surface increase occurs grant written permission by agreement or easement.

The floodway may not be modified such that water velocities are increased such that stream bank erosion will be increased, unless the stream banks are protected to prevent an increase in erosion.

(2) Floodway Modifications.

Any proposed work within or modification to a floodway must be certified by an Oregon Registered Professional Engineer as meeting the requirements of [TMC 3-5.250\(1\)](#).

(3) Floodway Identification.

For streams, creeks, rivers and other watercourses where the City has not identified the floodway, the entire floodplain shall be treated as a floodway, or a study prepared by an Oregon Registered Professional Engineer and approved by the City may be used to define the floodway limits for a stream section. [Ord. 846-91 §26, 10/28/1991]

FINDING:

The project area is not in the floodway, there is no proposed work within the floodway.

This criterion is met.

V. TMC 3-5 PERMANENT ON-SITE WATER QUALITY FACILITIES

1. TMC 3-5-280 PLACEMENT OF WATER QUALITY FACILITIES.

Title III specifies that certain properties shall install water quality facilities for the purpose of removing phosphorous. No such water quality facilities shall be constructed within the defined area of existing or created wetlands unless a mitigation action, approved by the City, is constructed to replace the area used for the water quality facility.

FINDING:

No new water quality facilities are required as a result of this project. The site's existing water quality facility is not located in wetlands or associated buffers.

This criterion is met.

2. TMC 3-5-290 PURPOSE OF TITLE.

The purpose of this title is to require new development and other activities which create impervious surfaces to construct or fund on-site or off-site permanent water quality facilities to reduce the amount of phosphorous entering the storm and surface water system.

3. TMC 3-5-300 APPLICATION OF TITLE.

Title III of this Chapter shall apply to all activities which create new or additional impervious surfaces, except as provided in TMC 3-5.310.

4. TMC 3-5-310 EXCEPTIONS.

(1) Those developments with application dates prior to July 1, 1990, are exempt from the requirements of Title III.

The application date shall be defined as the date on which a complete application for development approval is accepted by the City in accordance with City regulations.

(2) Construction of one and two family (duplex) dwellings are exempt from the requirements of Title III.

(3) Sewer lines, water lines, utilities or other land development that will not directly increase the amount of storm water run-off or pollution leaving the site once construction has been completed and the site is either restored to or not altered from its approximate original condition are exempt from the requirements of Title III.

5. TMC 3-5-320 DEFINITIONS.

(1) "Stormwater Quality Control Facility" refers to any structure or drainage way that is designed, constructed and maintained to collect and filter, retain, or detain surface water run-off during and after a storm event for the purpose of water quality improvement. It may also include, but is not limited to, existing features such as constructed wetlands, water quality swales, low impact development approaches ("LIDA"), and ponds which are maintained as stormwater quality control facilities.

(2) "Low impact development approaches" or "LIDA: means stormwater facilities constructed utilizing low impact development approaches used to temporarily store, route or filter run-off for the purpose of improving water quality. Examples include; but are not limited to, Porous Pavement, Green Roofs, Infiltration Planters/Rain Gardens, Flow-Through Planters, LIDA Swales, Vegetated Filter Strips, Vegetated Swales, Extended Dry Basins, Constructed Water Quality Wetland, Conveyance and Stormwater Art, and Planting Design and Habitats.

(3) "Water Quality Swale" means a vegetated natural depression, wide shallow ditch, or constructed facility used to temporarily store, route or filter run-off for the purpose of improving water quality.

(4) "Existing Wetlands" means those areas identified and delineated as set forth in the Federal Manual for Identifying the Delineating Jurisdictional Wetlands, January, 1989, or as amended, by a qualified wetlands specialist.

(5) "Created Wetlands" means those wetlands developed in an area previously identified as a non-wetland to replace, or mitigate wetland destruction or displacement.

(6) "Constructed Wetlands" means those wetlands developed as a water quality or quantity facility, subject to change and maintenance as such. These areas must be clearly defined and/or separated from existing or created wetlands. This separation shall preclude a free and open connection to such other wetlands.

6. TMC 3-5-330 PERMIT REQUIRED.

Except as provided in TMC 3-5-310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit.

7. TMC 3-5-340 FACILITIES REQUIRED.

For new development, subject to the exemptions of TMC 3-5-310, no permit for construction, or land development, or plat or site plan shall be approved unless

the conditions of the plat, plan or permit approval require permanent stormwater quality control facilities in accordance with this Title III.

8. TMC 3-5-345 INSPECTION REPORTS.

The property owner or person in control of the property shall submit inspection reports annually to the City for the purpose of ensuring maintenance activities occur according to the operation and maintenance plan submitted for an approved permit or architectural review.

9. TMC 3-5-350 PHOSPHOROUS REMOVAL STANDARD.

The stormwater quality control facilities shall be designed to remove 65 percent of the phosphorous from the runoff from 100 percent of the newly constructed impervious surfaces. Impervious surfaces shall include pavement, buildings, public and private roadways, and all other surfaces with similar runoff characteristics.

10. TMC 3-5-360 DESIGN STORM.

The stormwater quality control facilities shall be designed to meet the removal efficiency of TMC 3-5-350 for a mean summertime storm event totaling 0.36 inches of precipitation falling in four hours with an average return period of 96 hours.

11. TMC 3-5-370 DESIGN REQUIREMENTS.

The removal efficiency in TDC Chapter 35 specifies only the design requirements and are not intended as a basis for performance evaluation or compliance determination of the stormwater quality control facility installed or constructed pursuant to this Title III.

12. TMC 3-5-330 PERMIT REQUIRED.

Except as provided in TMC 3-5-310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit.

13. TMC 3-5-340 FACILITIES REQUIRED.

For new development, subject to the exemptions of TMC 3-5-310, no permit for construction, or land development, or plat or site plan shall be approved unless

the conditions of the plat, plan or permit approval require permanent stormwater quality control facilities in accordance with this Title III.

14. TMC 3-5-390 FACILITY PERMIT APPROVAL.

A stormwater quality control facility permit shall be approved only if the following are met:

- (1) The plat, site plan, or permit application includes plans and a certification prepared by an Oregon registered, professional engineer that the proposed stormwater quality control facilities have been designed in accordance with criteria expected to achieve removal efficiencies for total phosphorous required by this Title III. Clean Water Services Design and Construction Standards shall be used in preparing the plan for the water quality facility; and
- (2) The plat, site plan, or permit application shall be consistent with the areas used to determine the removal required in TMC 3-5-350; and
- (3) A financial assurance, or equivalent security acceptable to the City, is provided by the applicant which assures that the stormwater quality control facilities are constructed according to the plans established in the plat, site plan, or permit approval. The financial assurance may be combined with our financial assurance requirements imposed by the City; and
- (4) A stormwater facility agreement identifies who will be responsible for assuring the long term compliance with the operation and maintenance plan.

FINDING:

Applying the Clean Water Services water quality treatment requirement criteria set forth in Section 4.05.5 results in a net negative treatment requirement as this project is only removing impervious area from the existing site.

This criterion is satisfied with conditions of approval PFR-49, **Error! Reference source not found.**, PFR-11 and **Error! Reference source not found.**.

B. CHAPTER 04-02: FIRE HYDRANT LOCATIONS AND RATES OF FLOW

I. TMC 4-2-010 HYDRANTS AND WATER SUPPLY FOR FIRE PROTECTION.

- (1) Every application for a building permit and accompanying plans shall be submitted to the Building Division for review of water used for fire protection, the approximate location and size of hydrants to be connected, and the provisions for access and egress for firefighting equipment. If upon such review it is determined that the fire protection facilities are not required or that they are adequately provided for in the plans, the Fire and Life Safety Reviewer shall recommend approval to the City Building Official.
- (2) If adequate provisions for such facilities are not made, the Fire and Life Safety Reviewer shall either recommend against approval of the plans or indicate to the applicant in writing where the plans are deficient or recommend approval of

plans subject to conditions.

FINDING:

There are existing fire hydrants spread throughout the site; one is located approximately 50 feet from the southeast corner of Building #5 and another one approximately 80 feet from the southwest corner of existing Building #4. The applicant will submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).

This criterion is satisfied with conditions of approval PFR-5.

C. TDC CHAPTER 70: FLOOD PLAIN DISTRICT

I. TDC SECTION 70.110 DEVELOPMENT PERMIT REQUIRED.

A development permit shall be obtained before construction or development begins within any area of special flood hazard established by TDC 70.050 (Basis for Establishing the Areas of Special Flood Hazard). The permit shall be for all structures, including manufactured homes, as set forth in TDC 70. 030 (Definitions), and for all other development, including fill and other activities, also as set forth in TDC 70. 030 (Definitions).

[Ord. 717-87, §7, 4/27/87; Ord 1413-18, 10/08/2018]

II. TDC SECTION 70.120 APPLICATION FOR DEVELOPMENT PERMIT.

Application for a development permit shall be made on forms furnished by the Local Floodplain Administrator and may include, but not be limited to, plans in duplicate, drawn to scale, showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- (1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- (2) Elevation in relation to mean sea level of floodproofing of any structure;
- (3) Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in **TDC 70.180** (Specific Standards for Nonresidential Structures); and
- (4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

[Ord. 717-87, §8, 4/27/87; Ord. 1413-18, 10/08/2018]

FINDING:

The proposed grading plan, Sheet G2.0, illustrates the FFE of the lowest floor and the floodproofing elevation of the structure. A cut/fill balance includes a volume of cut to offset the fill in the floodplain created by floodproofing the structure. This criterion is satisfied **Error! Reference source not found.**

III. TDC SECTION 70.170 GENERAL STANDARDS.

In all areas of special flood hazards, the following standards are required:

(1) Anchoring.

(a) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

(b) All manufactured dwellings shall be anchored according to TDC 70.180(3)(Specific Standards for Manufactured Dwellings).

(2) Construction Materials and Methods.

(a) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(b) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

(c) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(3) Utilities.

(a) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

(b) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and

(c) On-site waste disposal systems shall be located so as to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.

(4) Subdivision Proposals.

(a) All subdivision proposals shall be consistent with the need to minimize flood damage.

(b) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed so as to minimize flood damage.

(c) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

(d) here base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

(5) AH and AO Zone Drainage. Adequate drainage paths are required around structures on slopes to guide floodwaters around and away from proposed structures.

[Ord. 717-87, §14, 4/27/87; Ord. 988-97, §10, 12/8/97; Ord. 1265-08 §4, 7/28/08; 1413-18, 10/08/2018].

FINDING:

The new structure will be designed and constructed with floodproofing over 1 foot above the 100-year floodplain elevation. Materials will be selected to minimize any flood damage. Electrical, heating, ventilation, plumbing, and air conditioning equipment will all be located over 1 foot above the floodplain.

This criterion is satisfied **Error! Reference source not found.**

IV. TDC SECTION 70.180 SPECIFIC STANDARDS.

In all areas of special flood hazards where base flood elevation data has been provided (Zones A1-30, AH, and AE) as set forth in [TDC 70.050](#) (Basis for Establishing the Areas of Special Flood Hazard) or [TDC 70.140\(2\)](#) (Use of Other Base Flood Data (In A and V Zones)), the following provisions are required:

(1) Residential Construction.

(a) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at least one foot above the base flood elevation.

(b) New public streets providing vehicle access to residences, including residences within mixed use developments, shall be constructed at or above the base flood elevation. Public street rights-of-way in existence as of January 14, 1993, shall not be subject to this requirement.

(c) Below grade crawl-space construction in the floodplain shall comply with all NFIP specifications and applicable Building Code Requirements.

(d) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of

floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

- (i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.**
- (ii) The bottom of all openings shall be no higher than one foot above grade.**
- (iii) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.**
- (iv) If a building has more than one enclosed area below the lowest floor, each area shall be equipped with adequate flood openings.**

(2) Nonresidential Construction.

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to a minimum according to ASCE 24; or, together with attendant utility and sanitary facilities, shall:

- (a) Be floodproofed so that below the base flood level the structure is watertight, with walls substantially impermeable to the passage of water;**
- (b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;**
- (c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and review of the structural design, specifications and plans. Such certification shall be provided to the official as set forth in [TDC 70.140\(3\)\(b\)](#) (Duties and Responsibilities of the Local Floodplain Administrator);**
- (d) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in TDC 70. 180(1)(d)(Specific Standards for Residential Construction).**
- (e) Applicants shall supply a Maintenance Plan for the entire structure to include but not limited to: exterior envelope of structure; all penetrations to the exterior of the structure; all shields, gates, barriers, or components designed to provide floodproofing protection to the structure; all seals or gaskets for shields, gates, barriers, or components; and, the location of all shields, gates, barriers, and components as well as all associated hardware, and any materials or specialized tools necessary to seal the structure.**

(3) Manufactured Dwellings. New construction, including placement, and substantial improvement of any manufactured dwelling shall comply with the following:

(a) Manufactured dwellings supported on solid foundation walls shall be constructed with flood openings that comply with TDC 70.180(1)(d)(Specific Standards for Residential Construction) above;

(b) The bottom of the longitudinal chassis frame beam in A zones (excluding coastal A zones), shall be at or above BFE;

(c) The manufactured dwelling shall be anchored to prevent flotation, collapse, and lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over- the- top or frame ties to ground anchors (Reference FEMA' s Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques); and

(d) Electrical crossover connections shall be a minimum of 12 inches above BFE.

(4) Recreational Vehicles. Recreational vehicles placed on sites are required to:

(a) Be on the site for fewer than 180 consecutive days, and

(b) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

(c) Meet the requirements of TDC 70.180(3)(Specific Standards for Manufactured Dwellings) above and the elevation and anchoring requirements for manufactured dwellings. In addition, recreational vehicles that are permanently placed or substantially improved within Zones A1-30, AH, and AE shall be on a permanent foundation and shall have the lowest floor, including basement, elevated at least one foot above the base flood elevation and shall be securely anchored to a foundation system in accordance with [TDC 70.170\(1\)\(b\)](#).

(5) Small Accessory Structures. Relief from elevation or floodproofing as required in TDC 70.180(1)(Specific Standards for Residential Structures) or TDC 70.180(2)(Specific Standards for Nonresidential Structures) above may be granted for small accessory structures that are:

(a) Less than 200 square feet and do not exceed one story;

(b) Not temperature controlled;

(c) Not used for human habitation and are used solely for parking of vehicles or storage of items having low damage potential when submerged;

(d) Not used to store toxic material, oil or gasoline, or any priority persistent pollutant identified by the Oregon Department of Environmental

Quality shall unless confined in a tank installed in compliance with this ordinance or stored at least one foot above Base Flood Elevation;

(e) Located and constructed to have low damage potential;

(f) Constructed with materials resistant to flood damage;

(g) Anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood;

(h) Constructed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater. Designs for complying with this requirement must be certified by a licensed professional engineer or architect or:

(i) provide a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

(ii) the bottom of all openings shall be no higher than one foot above the higher of the exterior or interior grade or floor immediately below the opening;

(iii) openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions without manual intervention.

(i) Constructed with electrical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.

(6) Below- Grade Crawl Spaces. Below- grade crawlspaces are allowed subject to the following standards as found in FEMA Technical Bulletin 11- 01, Crawlspace Construction for Buildings Located in Special Flood Hazard Areas:

(a) The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Hydrostatic loads and the effects of buoyancy can usually be addressed through the required openings stated in Section TDC 70.180(1)(Specific Standards for Residential Structures) above. Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than five (5) feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer. Other types of foundations are recommended for these areas.

(b) The crawlspace is an enclosed area below the base flood elevation (BFE) and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The

bottom of each flood vent opening can be no more than one (1) foot above the lowest adjacent exterior grade.

(c) Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, or other materials that extend below the BFE. The recommended construction practice is to elevate the bottom of joists and all insulation above BFE.

(d) Any building utility systems within the crawlspace must be elevated above B components during flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters.

(e) The interior grade of a crawlspace below the BFE must not be more than two (2) feet below the lowest adjacent exterior grade.

(f) The height of the below- grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four (4) feet at any point. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas.

(g) There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well- drained soils and drainage systems such as perforated pipes, drainage tiles or gravel or crushed stone drainage by gravity or mechanical means.

(h) The velocity of floodwaters at the site shall not exceed five (5) feet per second for any crawlspace. For velocities in excess of five (5) feet per second, other foundation types should be used.

For more detailed information refer to FEMA Technical Bulletin 11- 01

[Ord. 717-87, 4/27/87; Ord. 882-92 §11, 12/14/99; Ord. 988-97, §11, 12/8/97; Ord. 993-98 §1, 2/23/98; Ord. 1048-00 §2, 2/28/00; Ord. 1265-08 §5, 7/28/08; Ord. 1397-16, 10/24/16; 1413-18, 10/08/2018]

FINDING:

The new building is being designed by a registered professional engineer to be floodproofed. Structural design calculations pertaining to hydrostatic and hydrodynamic loads, etc. will be provided with the building permit submittal. An operations and maintenance plan for the entire floodproofed structure will be provided with the building permit submittal.

This criterion is satisfied **Error! Reference source not found.**

D. TDC CHAPTER 73: COMMUNITY DESIGN STANDARDS

I. TDC 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.

FINDING:

As shown on Sheet G2.0, the proposed site grading is minimal. The new structure is being re-built on the existing building pad. Very minor grading will be required for landscape areas directly adjacent to the building.

This criterion is satisfied with conditions of approval PFR-3 and **Error! Reference source not found.**10.

(2) All planting areas shall be graded to provide positive drainage.

FINDING:

All planting areas will direct excess water away from the building

This criterion is satisfied with conditions of approval PFR-3 and **Error! Reference source not found.**

(3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.

FINDING:

Proposed landscaping will be bounded by curbs so as to ensure that landscape materials will not wash across roadways or walkways.

This criterion is satisfied.

(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:

As shown on Sheet G2.0, all runoff from the roof structure is conveyed to a downspout that ties directly into the existing underground storm pipe network. All other existing impervious areas surrounding the building pad slope away from the building and pedestrian walkways.

This criterion is satisfied.

II. TDC 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.

FINDINGS:

No changes are proposed in regards to access for this site; the existing driveway from SW Tualatin Road remains the access drive for this property.

This criterion is met.

(6) Except as provided in TDC 53.100, all ingress and egress shall connect directly with public streets.

FINDINGS:

The existing ingress and egress point connects directly with SW Tualatin Road.

This criterion is met.

(8) To afford safe pedestrian access and egress for properties within the City, a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks shall be constructed to a design and in a manner approved by the City Engineer. Sidewalks approved by the City Engineer may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks shall provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction shall include construction of the curb and gutter section to grades and alignment established by the City Engineer.

FINDINGS:

There are no public improvements proposed with this project. There is an existing public sidewalk along the northside of SW Tualatin Road. The existing railroad is located directly south of SW Tualatin Road.

This criterion is met.

(9) The standards set forth in this Code are minimum standards for access and egress, and may be increased through the Architectural Review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety, and general welfare.

FINDINGS:

The projects scope includes the reconstruction of a building that was lost due to fire. A one-story structure with smaller total square footage is replacing the previous two-story building. There are no modifications proposed to the existing access and egress standards.

This criterion is met.

(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses.

In the Central Design District, when 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, ingress and egress shall not be less than 24 feet. In all other cases, ingress and egress for commercial uses shall not be less than the following:

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.
1-99	1	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
100-249	2	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
Over 250	As required by City Engineer	As required by City Engineer	As required by City Engineer

FINDINGS:

The projects scope includes the reconstruction of a building that was lost due to fire. A one-story structure with smaller total square footage is replacing the previous two-story building. There are no modifications proposed to the existing access and egress standards.

This criterion is met.

(14) Maximum Driveway Widths and Other Requirements.

(a) Unless otherwise provided in this chapter, maximum driveway widths shall not exceed 40 feet.

FINDINGS:

This project is utilizing the existing driveway which is less than 40 feet wide.

This criterion is met.

(b) Except for townhouse lots, no driveways shall be constructed within 5 feet of an adjacent property line, except when two adjacent property owners elect to provide joint access to their respective properties, as provided by Subsection (2).

FINDINGS:

This project is utilizing the existing driveway; the existing drive is greater than 5 feet from the property line.

This criterion is met.

(c) There shall be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Engineer.

FINDINGS:

Not applicable, this site only has one existing driveway.

This criterion is met.

(15) Distance between Driveways and Intersections

Except for single-family dwellings, the minimum distance between driveways and intersections shall be as provided below. Distances listed shall be measured from the stop bar at the intersection.

(a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.

FINDINGS:

This project is utilizing the existing driveway; the existing drive is greater than 150 feet from an intersection.

This criterion is met.

(b) At the intersection of two local streets, driveways shall be located a minimum of 30 feet from the intersection.

FINDINGS:

Not applicable.

This criterion is met.

(d) When considering a public facilities plan that has been submitted as part of an Architectural Review plan in accordance with TDC 31.071(6), the City Engineer

may approve the location of a driveway closer than 150 feet from the intersection of collector or arterial streets, based on written findings of fact in support of the decision. The written approval shall be incorporated into the decision of the City Engineer for the utility facilities portion of the Architectural Review plan under the process set forth in TDC 31.071 through 31.077.

FINDINGS:

Not applicable.

This criterion is met.

(16) Vision Clearance Area.

(a) **Local Streets** - A vision clearance area for all local street intersections, local street and driveway intersections, and local street or driveway and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 10 feet from the intersection point of the right-of-way lines, as measured along such lines (see Figure 73-2 for illustration).

(b) **Collector Streets** - A vision clearance area for all collector/arterial street intersections, collector/arterial street and local street intersections, and collector/arterial street and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 25 feet from the intersection point of the right-of-way lines, as measured along such lines. Where a driveway intersects with a collector/arterial street, the distance measured along the driveway line for the triangular area shall be 10 feet (see Figure 73-2 for illustration).

(c) **Vertical Height Restriction** - Except for items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction shall be permitted between 30 inches and 8 feet above the established height of the curb in the clear vision area (see Figure 73-2 for illustration).

FINDINGS:

This project is utilizing the existing driveway; the existing drive is free of visual obstructions within the vision clearance area.

This criterion is satisfied.

E. TDC CHAPTER 74: PUBLIC IMPROVEMENT REQUIREMENTS

I. TDC SECTION 74.120 PUBLIC IMPROVEMENTS.

(1) Except as specially provided, all public improvements shall be installed at the expense of the applicant. All public improvements installed by the applicant shall be constructed and guaranteed as to workmanship and material as required by the Public Works Construction Code prior to acceptance by the City. No work

shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.

FINDINGS:

There are no public improvements proposed as part of this project.

This criterion is satisfied.

II. TDC SECTION 74.130 PRIVATE IMPROVEMENTS.

All private improvements shall be in-stalled at the expense of the applicant. The property owner shall retain maintenance responsibilities over all private improvements.

FINDINGS:

The applicant will be responsible for all private improvements located within the subject property.

This criterion is satisfied with conditions of approval PFR-12.

III. TDC SECTION 74.140 CONSTRUCTION TIMING.

(1) All the public improvements required under this chapter shall be completed and accepted by the City prior to the issuance of a Certificate of Occupancy; or, for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.

(2) All private improvements required under this chapter shall be approved by the City prior to the issuance of a Certificate of Occupancy; or for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.

FINDINGS:

All private improvements required under TDC Chapter 74 will be complete prior to receiving a Certificate of Occupancy.

This criterion is satisfied with conditions of approval PFR-12.

IV. TDC SECTION 74.210 MINIMUM STREET RIGHT-OF-WAY WIDTHS.

The width of streets in feet shall not be less than the width required to accommodate a street improvement needed to mitigate the impact of a proposed development. In cases where a street is required to be improved according to the standards of the TDC, the width of the right-of-way shall not be less than the

minimums indicated in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G.

(2) For development applications other than subdivisions and partitions, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width, the additional right-of-way necessary to comply with TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G of the Tualatin Community Plan shall be dedicated to the City for use by the public prior to issuance of any building permit for the proposed development. This right-of-way dedication shall be for the full width of the property abutting the roadway and, if required by the City Engineer, additional dedications shall be provided for slope and utility easements if deemed necessary.

FINDINGS:

There are no public works or street improvements proposed as part of this project.

This criterion is satisfied.

(3) For development applications that will impact existing streets not adjacent to the applicant's property, and to construct necessary street improvements to mitigate those impacts would require additional right-of-way, the applicant shall be responsible for obtaining the necessary right-of-way from the property owner. A right-of-way dedication deed form shall be obtained from the City Engineer and upon completion returned to the City Engineer for acceptance by the City. On subdivision and partition plats the right-of-way dedication shall be accepted by the City prior to acceptance of the final plat by the City. On other development applications the right-of-way dedication shall be accepted by the City prior to issuance of building permits. The City may elect to exercise eminent domain and condemn necessary off-site right-of-way at the applicant's request and expense. The City Council shall determine when condemnation proceedings are to be used.

FINDINGS:

Not applicable.

This criterion is satisfied.

V. TDC SECTION 74.330 UTILITY EASEMENTS.

(1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.

FINDINGS:

No new easements are proposed as part of this project.

This criterion is satisfied.

(4) For development applications other than subdivisions and partitions, and for both on-site and off-site easement areas, a utility easement shall be granted to the City; building permits shall not be issued for the development prior to acceptance of the easement by the City. The City may elect to exercise eminent domain and condemn necessary off-site public utility easements at the applicant's request and expense. The City Council shall determine when condemnation proceedings are to be used.

FINDINGS:

The applicant understands that utility easements are required to be submitted to the City in order to receive building permits.

This criterion is satisfied with conditions of approval **Error! Reference source not found.**12.

(5) The width of the public utility easement shall meet the requirements of the Public Works Construction Code.

FINDINGS:

No new easements are proposed as part of this project. The applicant understands that utility easements are required to be submitted to the City in order to receive building permits.

This criterion is satisfied with conditions of approval **Error! Reference source not found.**12.

VI. TDC SECTION 74.420 STREET IMPROVEMENTS.

When an applicant proposes to develop land adjacent to an existing or proposed street, including land which has been excluded under TDC 74.220, the applicant should be responsible for the improvements to the adjacent existing or proposed street that will bring the improvement of the street into conformance with the Transportation Plan (TDC Chapter 11), TDC 74.425 (Street Design Standards), and the City's Public Works Construction Code, subject to the following provisions:

(1) For any development proposed within the City, roadway facilities within the right-of-way described in TDC 74.210 shall be improved to standards as set out in the Public Works Construction Code.

FINDINGS:

This scope of this project includes the construction of a new structure to replace the previously existing structure that was destroyed due to fire damage. No public improvements are proposed as part of this project.

This criterion is satisfied with conditions of approval **Error! Reference source not found.12.**

(2) The required improvements may include the rebuilding or the reconstruction of any existing facilities located within the right-of-way adjacent to the proposed development to bring the facilities into compliance with the Public Works Construction Code.

FINDINGS:

This scope of this project includes the construction of a new structure to replace the previously existing structure that was destroyed due to fire damage. No public improvements are proposed as part of this project.

This criterion is satisfied with conditions of approval **Error! Reference source not found.12.**

(3) The required improvements may include the construction or rebuilding of off-site improvements which are identified to mitigate the impact of the development.

FINDINGS:

The existing Building #5 was a 2-story 6,106 sq. ft. office being replaced with a 1-story 3,942 sq. ft. office. Occupancy has almost been cut in half, therefore less traffic is assumed and there will be no impact of this development that requires mitigation.

This criterion is satisfied.

(4) Where development abuts an existing street, the improvement required shall apply only to that portion of the street right-of-way located between the property line of the parcel proposed for development and the centerline of the right-of-way, plus any additional pavement beyond the centerline deemed necessary by the City Engineer to ensure a smooth transition between a new improvement and the existing roadway (half-street improvement). Additional right-of-way and street improvements and off-site right-of-way and street improvements may be required by the City to mitigate the impact of the development. The new pavement shall connect to the existing pavement at the ends of the section being improved by tapering in accordance with the Public Works Construction Code.

FINDINGS:

Not applicable to the scope of this project.

This criterion is satisfied.

(6) All required street improvements shall include curbs, sidewalks with appropriate buffering, storm drainage, street lights, street signs, street trees, and, where designated, bikeways and transit facilities.

FINDINGS:

Not applicable to the scope of this project.

This criterion is satisfied.

(8) For development applications other than subdivisions and partitions, all street improvements required by this section shall be completed and accepted by the City prior to the issuance of a Certificate of Occupancy.

FINDINGS:

Not applicable to the scope of this project.

This criterion is satisfied.

(11) Existing streets which abut the proposed development site shall be graded, constructed, reconstructed, surfaced or repaired as necessary in accordance with the Public Works Construction Code and TDC Chapter 11, Transportation Plan, and TDC 74.425 (Street Design Standards).

FINDINGS:

Not applicable to the scope of this project.

This criterion is satisfied.

(12) Sidewalks with appropriate buffering shall be constructed along both sides of each internal street and at a minimum along the development side of each external street in accordance with the Public Works Construction Code.

FINDINGS:

Not applicable to the scope of this project.

This criterion is satisfied.

(17) Intersections should be improved to operate at a level of service of at least D and E for signalized and unsignalized intersections, respectively.

FINDINGS:

The existing Building #5 was a 2-story 6,106 sq. ft. office being replaced with a 1-story 3,942 sq. ft. office. Occupancy has almost been cut in half, therefore less traffic is assumed and there will be no impact of this development that requires mitigation.

This criterion is satisfied.

VII. TDC SECTION 74.425 STREET DESIGN STANDARDS.

(1) Street design standards are based on the functional and operational characteristics of streets such as travel volume, capacity, operating speed, and

safety. They are necessary to ensure that the system of streets, as it develops, will be capable of safely and efficiently serving the traveling public while also accommodating the orderly development of adjacent lands.

- (2) The proposed street design standards are shown in Figures 72A through 72G. The typical roadway cross sections comprise the following elements: right-of-way, number of travel lanes, bicycle and pedestrian facilities, and other amenities such as landscape strips. These figures are intended for planning purposes for new road construction, as well as for those locations where it is physically and economically feasible to improve existing streets**

FINDINGS:

Not applicable to the scope of this project.

This criterion is satisfied.

(4) All streets shall be designed and constructed according to the preferred standard. The City Engineer may reduce the requirements of the preferred standard based on specific site conditions, but in no event will the requirement be less than the minimum standard. The City Engineer shall take into consideration the following factors when deciding whether the site conditions warrant a reduction of the preferred standard:

(a) Arterials:

- (i) Whether adequate right-of-way exists**
- (ii) Impacts to properties adjacent to right-of-way**
- (iii) Current and future vehicle traffic at the location**
- (iv) Amount of heavy vehicles (buses and trucks).**

(b) Collectors:

- (i) Whether adequate right-of-way exists**
- (ii) Impacts to properties adjacent to right-of-way**
- (iii) Amount of heavy vehicles (buses and trucks)**
- (iv) Proximity to property zoned manufacturing or industrial.**

(c) Local Streets:

(i) Local streets proposed within areas which have environmental constraints and/or sensitive areas and will not have direct residential access may utilize the minimum design standard. When the minimum design standard is allowed, the City Engineer may determine that no parking signs are required on one or both sides of the street.

FINDINGS:

Not applicable to the scope of this project.

This criterion is satisfied.

VIII. TDC SECTION 74.430 STREETS, MODIFICATIONS OF REQUIREMENTS IN CASES OF UNUSUAL CONDITIONS.

- (1) When, in the opinion of the City Engineer, the construction of street improvements in accordance with TDC 74.420 would result in the creation of a hazard, or would be impractical, or would be detrimental to the City, the City Engineer may modify the scope of the required improvement to eliminate such hazardous, impractical, or detrimental results. Examples of conditions requiring modifications to improvement requirements include but are not limited to horizontal alignment, vertical alignment, significant stands of trees, fish and wildlife habitat areas, the amount of traffic generated by the proposed development, timing of the development or other conditions creating hazards for pedestrian, bicycle or motor vehicle traffic. The City Engineer may determine that, although an improvement may be impractical at the time of development, it will be necessary at some future date. In such cases, a written agreement guaranteeing future performance by the applicant in installing the required improvements must be signed by the applicant and approved by the City.**
- (2) When the City Engineer determines that modification of the street improvement requirements in TDC 74.420 is warranted pursuant to subsection (1) of this section, the City Engineer shall prepare written findings of modification. The City Engineer shall forward a copy of said findings and description of modification to the applicant, or his authorized agent, as part of the Utility Facilities Review for the proposed development, as provided by TDC 31.072. The decision of the City Engineer may be appealed to the City Council in accordance with TDC 31.076 and 31.077.**
- (3) To accommodate bicyclists on streets prior to those streets being upgraded to the full standards, an interim standard may be implemented by the City. These interim standards include reduction in motor vehicle lane width to 10 feet [the minimum specified in AASHTO's A Policy on Geo-metric Design of Highways and Streets (1990)], a reduction of bike lane width to 4-feet (as measured from the longitudinal gutter joint to the centerline of the bike lane stripe), and a paint-stripped separation 2 to 4 feet wide in lieu of a center turn lane. Where available roadway width does not provide for these minimums, the roadway can be signed for shared use by bicycle and motor vehicle travel. When width constraints occur at an intersection, bike lanes should terminate 50 feet from the intersection with appropriate signing.**

FINDINGS:

Not applicable to the scope of this project.

This criterion is satisfied.

IX. TDC 74.440 STREETS, TRAFFIC STUDY REQUIRED

- (1) The City Engineer may require a traffic study to be provided by the applicant and furnished to the City as part of the development approval process as provided by this Code, when the City Engineer determines that such a study is necessary in connection with a proposed development project in order to:**

- (a) Assure that the existing or proposed transportation facilities in the vicinity of the proposed development are capable of accommodating the amount of traffic that is expected to be generated by the proposed development, and/or**
- (b) Assure that the internal traffic circulation of the proposed development will not result in conflicts between on-site parking movements and/or on-site loading movements and/or on-site traffic movements, or impact traffic on the adjacent streets.**

FINDINGS:

The existing Building #5 was a 2-story 6,106 sq. ft. office being replaced with a 1-story 3,942 sq. ft. office. Occupancy has almost been cut in half, therefore less traffic is assumed resulting in no need for a traffic study.

This criterion is satisfied.

- (2) The required traffic study shall be completed prior to the approval of the development application.**

FINDINGS:

The existing Building #5 was a 2-story 6,106 sq. ft. office being replaced with a 1-story 3,942 sq. ft. office. Occupancy has almost been cut in half, therefore less traffic is assumed resulting in no need for a traffic study.

This criterion is satisfied.

- (3) The traffic study shall include, at a minimum:**
 - (a) an analysis of the existing situation, including the level of service on adjacent and impacted facilities.**
 - (b) an analysis of any existing safety deficiencies.**
 - (c) proposed trip generation and distribution for the proposed development.**
 - (d) projected levels of service on adjacent and impacted facilities.**
 - (e) recommendation of necessary improvements to ensure an acceptable level of service for roadways and a level of service of at least D and E for signalized and unsignalized intersections respectively, after the future traffic impacts are considered.**
 - (f) The City Engineer will determine which facilities are impacted and need to be included in the study.**
 - (g) The study shall be conducted by a registered engineer.**

FINDINGS:

The existing Building #5 was a 2-story 6,106 sq. ft. office being replaced with a 1-story 3,942 sq. ft. office. Occupancy has almost been cut in half, therefore less traffic is assumed resulting in no need for a traffic study.

This criterion is satisfied.

- (4) The applicant shall implement all or a portion of the improvements called for in the traffic study as determined by the City Engineer.**

FINDINGS:

The existing Building #5 was a 2-story 6,106 sq. ft. office being replaced with a 1-story 3,942 sq. ft. office. Occupancy has almost been cut in half, therefore less traffic is assumed resulting in no need for a traffic study.

This criterion is satisfied.

X. TDC SECTION 74.470 STREET LIGHTS.

- (1) Street light poles and luminaries shall be installed in accordance with the Public Works Construction Code.**
(2) The applicant shall submit a street lighting plan for all interior and exterior streets on the proposed development site prior to issuance of a Public Works Permit.

FINDINGS:

Public street lights are already existing along SW Tualatin Road. No additional street lighting is proposed as part of this application.

This criterion is satisfied.

XI. TDC SECTION 74.485 STREET TREES.

- (2) In nonresidential subdivisions and partitions street trees shall be planted by the owners of the individual lots as development occurs.**
(3) The Street Tree Ordinance specifies the species of tree which is to be planted and the spacing between trees.

FINDINGS:

No additional street trees are proposed as part of this project.

This criterion is satisfied.

XII. TDC SECTION 74.610 WATER SERVICE.

- (1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.**

FINDINGS:

As shown on Sheet G3.0, there is already an existing water meter and domestic service to the building that was damaged by the fire. The proposed structure will utilize the existing water meter and domestic lateral available at the building pad.

This application is proposing a new fire service connection to the existing public water main located approximately 30 feet to the south of building #4 and #5. As part of these improvements, this application proposes to install fire sprinklers within the new building #5 and existing building #4. The purpose of this new connection is to provide fire water supply to these two buildings. Water line designs will be in conformance with the Public Works Construction Code.

This criterion is satisfied with conditions of approval PFR-22, **Error! Reference source not found.**, PFR-11, and PFR-12.

(2) If there are undeveloped properties adjacent to the subject site, public water lines shall be extended by the applicant to the common boundary line of these properties. The lines shall be sized to provide service to future development, in accordance with the City's Water System Master Plan, TDC Chapter 12.

FINDINGS:

Not applicable; there is already an existing public water main that runs the full width of the property through the center of the site.

This criterion is satisfied.

(3) As set forth is TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located. If the development site is located on a boundary line between two service levels the applicant shall be required to connect to the service level with the higher reservoir elevation. The applicant may also be required to install or provide pressure reducing valves to supply appropriate water pressure to the properties in the proposed development site.

FINDINGS:

Domestic service to the building will be provided by the existing meter and lateral that served the previous building prior to fire damage. The proposed fire service line will connect to the City's existing public water main adjacent to Building #4 and #5. Sheet G3.0 shows a fire service backflow prevention vault and DCDA. The applicant will provide final plans and install this backflow preventer.

This criterion is satisfied with conditions of approval PFR-22, **Error! Reference source not found.**, PFR-11, and PFR-12.

XIII. TDC SECTION 74.620 SANITARY SEWER SERVICE.

(1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.

FINDINGS:

The new building will connect to the existing sanitary sewer lateral at the building pad that served the previous structure.

This criterion is satisfied with conditions of approval PFR-1, PFR-9, PFR-10, and PFR-12.

(2) If there are undeveloped properties adjacent to the proposed development site which can be served by the gravity sewer system on the proposed development site, the applicant shall extend public sanitary sewer lines to the common boundary line with these properties. The lines shall be sized to convey flows to include all future development from all up stream areas that can be expected to drain through the lines on the site, in accordance with the City's Sanitary Sewer System Master Plan, TDC Chapter 13.

FINDINGS:

Not applicable, no new public sanitary sewer is required with the project scope.

This criterion is satisfied.

XIV. TDC SECTION 74.630 STORM DRAINAGE SYSTEM.

(1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.

FINDINGS:

No new storm drainage lines are proposed. Roof runoff will be collected by one downspout which ties directly into the existing storm stub that served the previous buildings downspout.

This criterion is satisfied.

(2) The storm drainage calculations shall confirm that adequate capacity exists to serve the site. The discharge from the development shall be analyzed in accordance with the City's Storm and Surface Water Regulations.

FINDINGS:

There are no modifications proposed to this existing stormwater management infrastructure. The proposed building re-build will provide more landscaping that previously decreasing the total impervious area from the existing condition.

This criterion is satisfied.

(3) If there are undeveloped properties adjacent to the proposed development site which can be served by the storm drainage system on the proposed development site, the applicant shall extend storm drainage lines to the common boundary line with these properties. The lines shall be sized to convey expected flows to include all future development from all up stream areas that will drain through the lines on the site, in accordance with the Tualatin Drainage Plan in TDC Chapter 14.

FINDINGS:

There are no modifications proposed to this existing stormwater management infrastructure.

This criterion is satisfied.

XV. TDC SECTION 74.640 GRADING.

(1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.

FINDINGS:

As shown on Sheet G2.0, there is a small disturbed area resulting from this project. Minimal grading is proposed and all existing drainage patterns are maintained. This building re-build poses no impact on adjacent properties.

This criterion is satisfied with conditions of approval PFR-39, **Error! Reference source not found.**10, PFR-811, and PFR-122.

(2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess material from the development site.

FINDINGS:

The minimal grading proposed as part of this project will have no effect on adjacent properties. All existing drainage patterns are maintained.

This criterion is satisfied with conditions of approval PFR-39, **Error! Reference source not found.**10, PFR-811, and PFR-122.

XVI. TDC SECTION 74.650 WATER QUALITY, STORM WATER DETENTION AND EROSION CONTROL.

The applicant shall comply with the water quality, storm water detention and erosion control requirements in the Surface Water Management Ordinance. If required:

(2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.

FINDINGS:

Applying the Clean Water Services water quality treatment requirement criteria set forth in Section 4.05.5 results in a net negative treatment requirement as this project is only removing impervious area from the existing site. There are no new water quality facilities proposed with this project.

This criterion is satisfied with conditions of approval PFR-4 and PFR-7.

(3) For on-site private and regional non-residential public facilities, the applicant shall submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.

FINDINGS:

The stormwater facility agreement that includes an operation and maintenance plan is already in place with this existing development. The applicant is responsible for maintaining the existing facilities at an acceptable level of service.

Due to the small disturbed area, a 1200-C is not required. The applicant will obtain a grading and erosion control permit from the City of Tualatin prior to issuance of building permits.

This criterion is satisfied with conditions of approval PFR-39, **Error! Reference source not found.**10, PFR-811, and PFR-122.

XVII. TDC 74.660 UNDERGROUND

(1) All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities shall be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. Temporary utility service facilities, high capacity electric and communication feeder lines, and utility transmission lines operating at 50,000 volts or above may be placed above ground. The applicant shall make all necessary

arrangements with all utility companies to provide the underground services. The City reserves the right to approve the location of all surface-mounted transformers.

FINDINGS:

The proposed building is replacing the previously existing structure prior to fire damage. All utility services to the building are already existing and are all underground.

This criterion is satisfied.

(2) Any existing overhead utilities may not be upgraded to serve any proposed development. If existing overhead utilities are not adequate to serve the proposed development, the applicant shall, at their own expense, provide an underground system. The applicant shall be responsible for obtaining any off-site deeds and/or easements necessary to provide utility service to this site; the deeds and/or easements shall be submitted to the City Engineer for acceptance by the City prior to issuance of the Public Works Permit.

FINDINGS:

As mentioned above, the proposed building is replacing the previously existing structure prior to fire damage. All utility services to the building are already existing and are all underground.

This criterion is satisfied.

XVIII. TDC SECTION 74.670 EXISTING STRUCTURES.

(1) Any existing structures requested to be retained by the applicant on a proposed development site shall be connected to all available City utilities at the expense of the applicant.

FINDINGS:

All existing structures on the subject property are served by City Utilities. The new structure to be constructed in place of the previous structure will utilize existing City utilities available at the building pad.

This criterion is satisfied.

(2) The applicant shall convert any existing overhead utilities serving existing structures to underground utilities, at the expense of the applicant.

FINDINGS:

All existing utilities serving the new structure are already underground and available at the building pad.

This criterion is satisfied.

Jennifer Kimura

From: Erin Engman <eengman@tualatin.gov>
Sent: Tuesday, December 4, 2018 3:36 PM
To: Jennifer Kimura; Kurt Nakashima; Jason Sahlin; John Brooks 1
Cc: Steve Koper; Tony Doran; Chris Ragland; Rich Mueller
Subject: Follow-up to Beauport Preapplication Meeting 11.26.18
Attachments: Tonquin_Trail_Map24.pdf

Hi Jennifer, Kurt, Jason, and John,

Thank you for attending a preapplication meeting with the City last Monday to discuss the Building 5 proposal at the Beauport complex. Please find this email as a written summary of our conversation broken down by department:

Planning Department, Erin Engman

- Next Step – Neighborhood Developer meeting (We received the invite for December 17th – Thanks)
- Type II Architectural Review - Staff level decision with public notice
- Evaluate Development Code standards to project area “postage stamp”. Expand to larger site, if needed, to meet the standard criteria (potentially trash enclosure/minimum parking)

Engineering Department, Tony Doran 503.691.3035

- Provide a Traffic Memo that discusses lesser impacts and justification why a traffic study is not needed
- Flood Hazard Area Development Permit – Respond to TMC 3-5-250 and TDC Ch 70 to elevate/floodproof with balanced cut & fill or vent/floodproof the building.
- Stormwater treatment to CWS Chapter 4 standards; for the existing facilities condition and to improve ahead of development coordinate with Hayden Ausland at 503.691.3037 | hausland@tualatin.gov
- No hydraulic modeling needed based on building size and likely water use
- Public Works permit may be necessary if performing work within the easement or zone of influence of the public line that bisects the site.

Building Department, Chris Ragland 503.691.3041

- Obtain fixture count for credit

Parks Department, Rich Mueller 503.691.3064

- Provide Tonquin Trail easement – see attachment

TVF&R, Tom Mooney 503.259.1419

We look forward to assisting you with your proposal. Please contact us if you have any further questions.

Erin Engman

Associate Planner
City of Tualatin | Planning Division
503.691.3024 | www.tualatinoregon.gov

[Spam](#)

[Not spam](#)

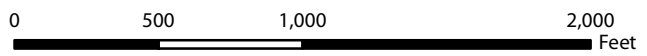
[Forget previous vote](#)



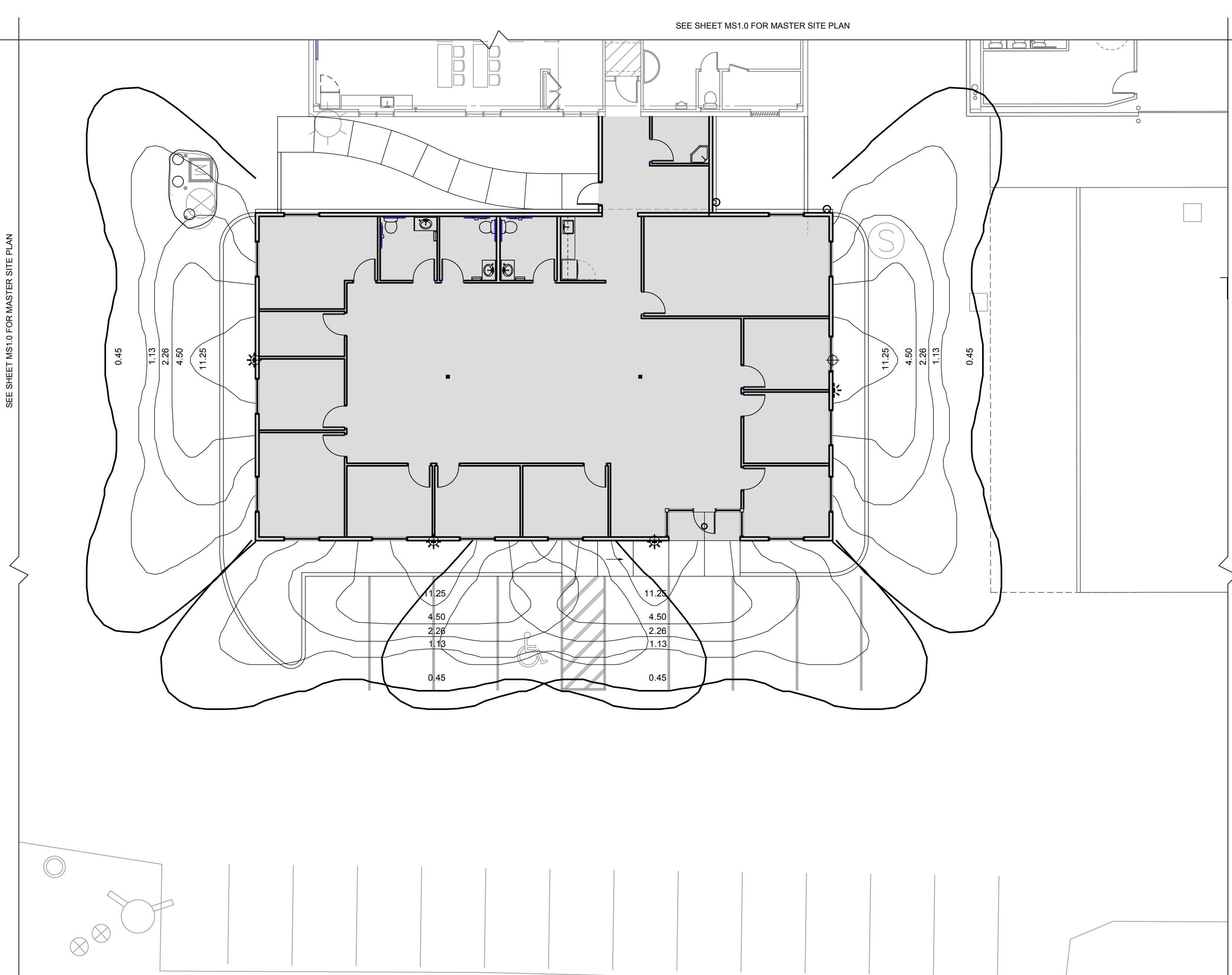
Map 24: Tile 18 - Hedges Creek Greenway (Central Portion)

Ice Age Tonquin Trail Master Plan
Preferred Alignment

Source: Metro Data Resource Center



- | | | | |
|-------------------------------|--|---|--|
| Ice Age Tonquin Trail | Alignment Undetermined | Proposed Grade-Separated Crossing | Art, Educational or Interpretive Opportunity |
| Existing Trail | Potential Easement or Acquisition Needed | Proposed At-Grade Crossing (Signalized) | Proposed Trailhead |
| Proposed Bike Lanes/Sidewalks | Existing Neighborhood Connection | Proposed At-Grade Crossing (Unsignalized) | Existing Parking or Trailhead |
| Proposed Boardwalk | Potential Future Connection | Potential Wayfinding Sign Location | |
| Proposed Shared Roadway | Wetland | | |
| Proposed Shared Use Path | Park or Natural Area | | |
| | River/Stream/Drainage Ditch | | |



COOPER LIGHTING—LUMARK

HR-HAMMER

7 0 . 4 0 0 W
High Pressure Sodium
Metal Halide
ARM MOUNTED
AREA SITE LIGHT

DARK SKY COMPLIANT

ENERGY DATA

Metal Halide Ballast Type	Ballast Factor
3000K MH-UF (20-Watt)	1.00
3500K MH-UF (20-Watt)	1.00
4000K MH-UF (20-Watt)	1.00
5000K MH-UF (20-Watt)	1.00
6000K MH-UF (20-Watt)	1.00
7000K MH-UF (20-Watt)	1.00
8000K MH-UF (20-Watt)	1.00
9000K MH-UF (20-Watt)	1.00
10000K MH-UF (20-Watt)	1.00
3000K MH-UF (20-Watt)	1.00
3500K MH-UF (20-Watt)	1.00
4000K MH-UF (20-Watt)	1.00
5000K MH-UF (20-Watt)	1.00
6000K MH-UF (20-Watt)	1.00
7000K MH-UF (20-Watt)	1.00
8000K MH-UF (20-Watt)	1.00
9000K MH-UF (20-Watt)	1.00
10000K MH-UF (20-Watt)	1.00

FRONT DIMENSIONS

WALL MOUNT DRILLING

ARM MOUNT DRILLING

PHOTOMETRICS

SPREADER TABLE

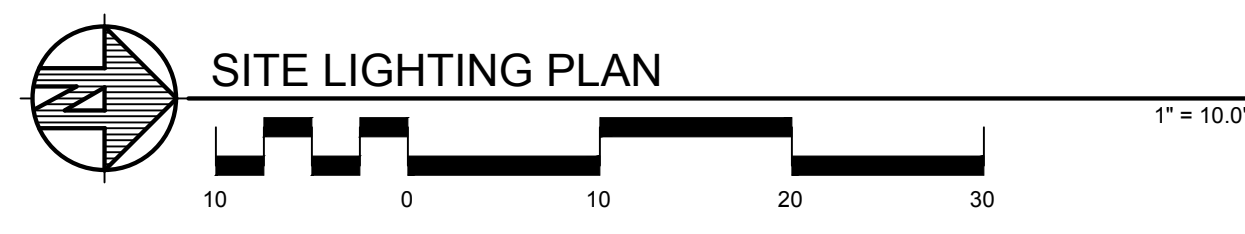
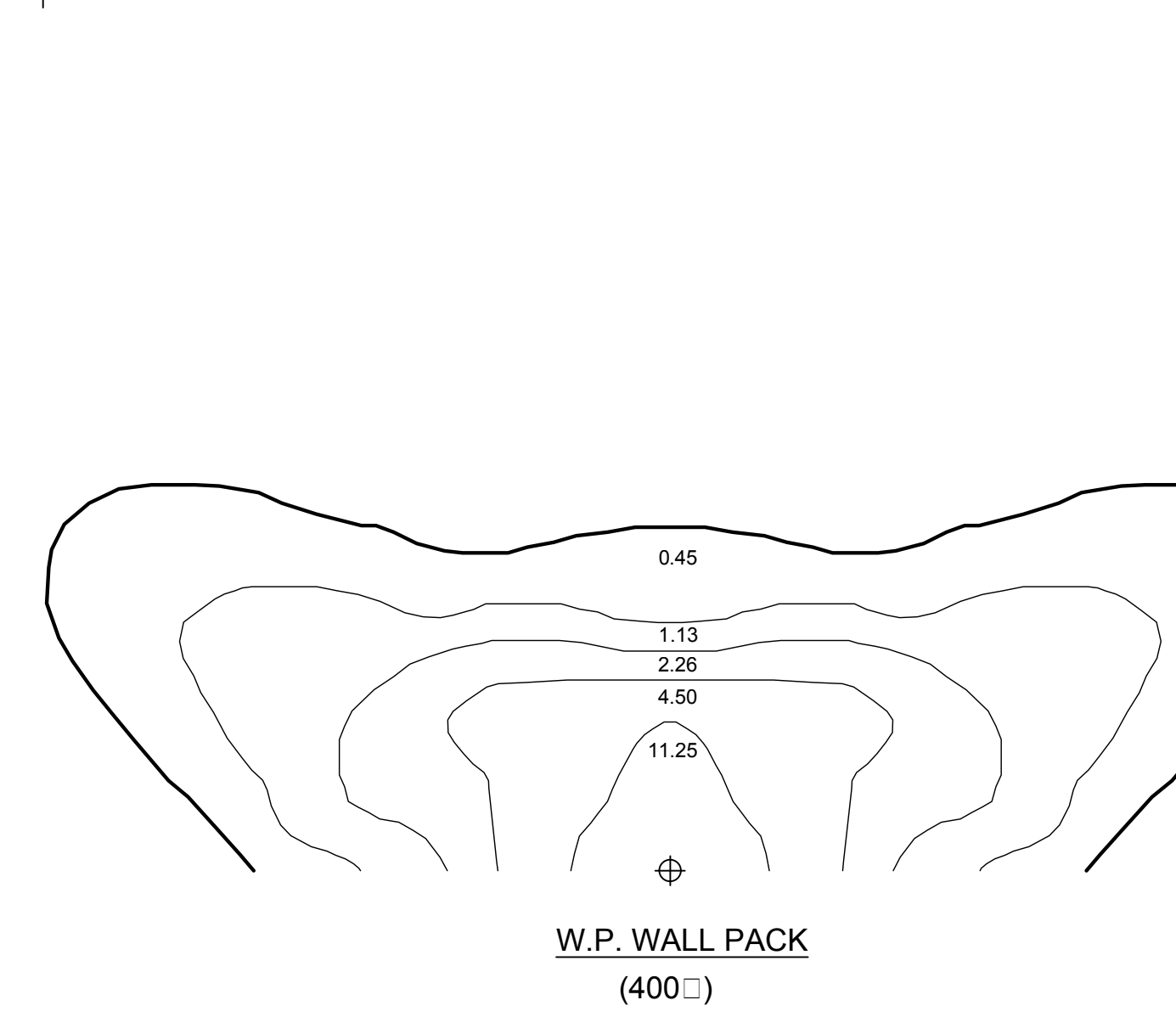
Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Area (sq ft)	Beam Area (sq m)
30	4.0	1.2	12.6	1.1
45	5.3	1.6	28.0	2.6
60	6.9	2.1	47.2	4.4
75	8.8	2.7	77.2	7.2
90	11.0	3.3	121.0	11.2
105	13.7	4.2	187.1	17.3
120	16.9	5.2	285.9	26.5
135	20.7	6.3	428.5	39.7
150	25.4	7.7	643.9	59.8
165	31.2	9.6	957.3	88.5
180	38.3	11.7	1462.2	135.3

ORDERING INFORMATION

ITEMS TO BE ORDERED:

W.P. WALL PACK

W.P. WALL PACK WASH



- NOTES:**
- ALL SITE LIGHTING IS TO BE BIDDER DESIGN. ELECTRICAL CONTRACTOR TO VERIFY PHOTOMETRIC REQUIREMENTS WITH THAT OF THE LIGHTING SHOWN HERE. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - WALL MOUNT LIGHTS TO BE INSTALLED AT 12'-0" A.F.F.

GENERAL "ON-SITE" LIGHT SYMBOLS

(E) EXISTING (N) NEW

BUILDING WALL PACK LIGHT (W.P.)

2 TYPICAL WALL MOUNT (WALL PACK) LIGHTING
LT1.0 W.P. = WALL PACK NTS

NOTE:
LIGHT SHOWN IS CAPABLE OF BOTH WALL AND POLE MOUNT

1 TYPICAL WALL PACK LIGHTING WASH
LT1.0 N.T.S.

PROJECT NAME

BEAUPORT BUILDING #5

PROPOSED 'REPLACEMENT' BUILDING

9560 SW TUALATIN ROAD
TUALATIN, OR 97062

REVISIONS

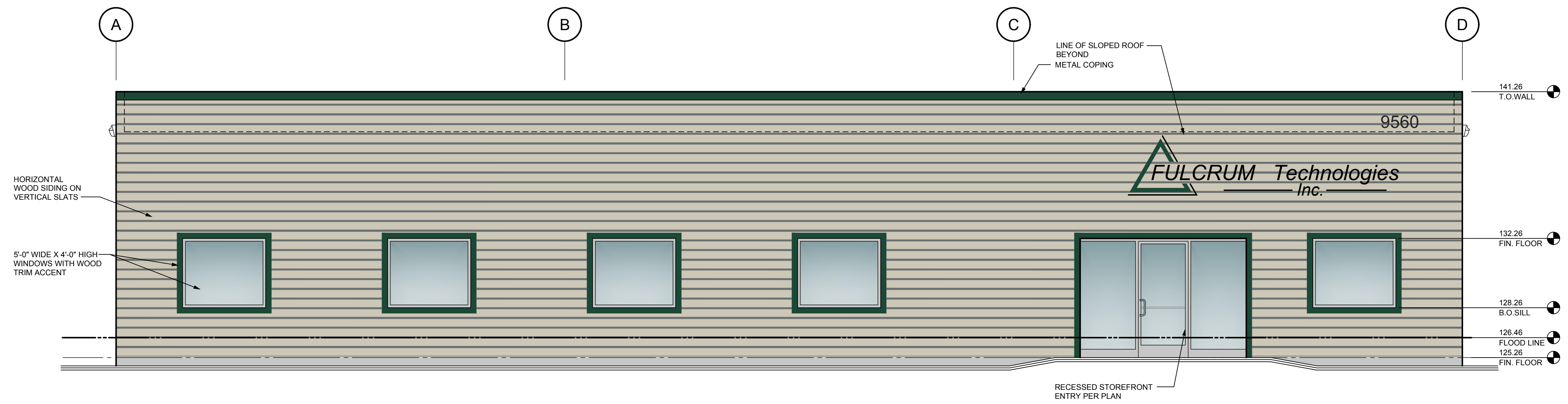
DATE	DESCRIPTION

DATE JUNE, 2018	
SCALE AS NOTED	PROJ. NO. 20180332
DRAWN BGL	CHECKED JS

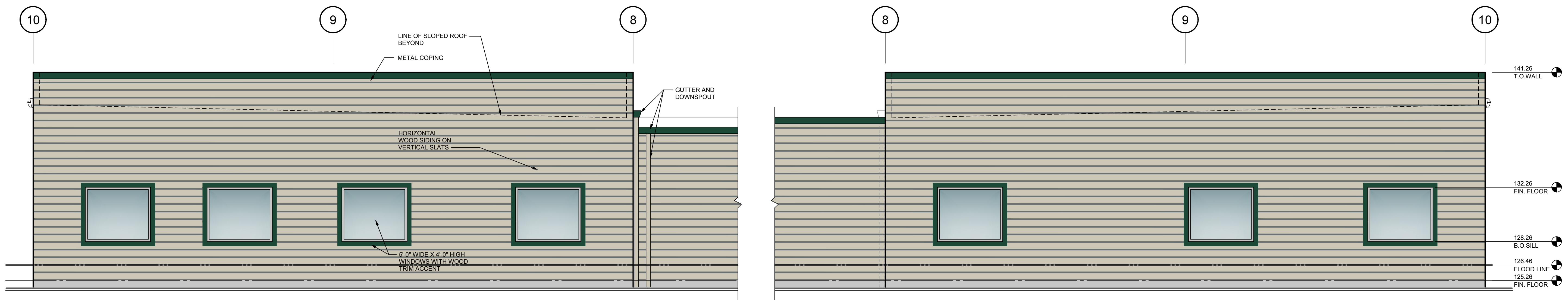
SITE LIGHTING PLAN



LT1.0

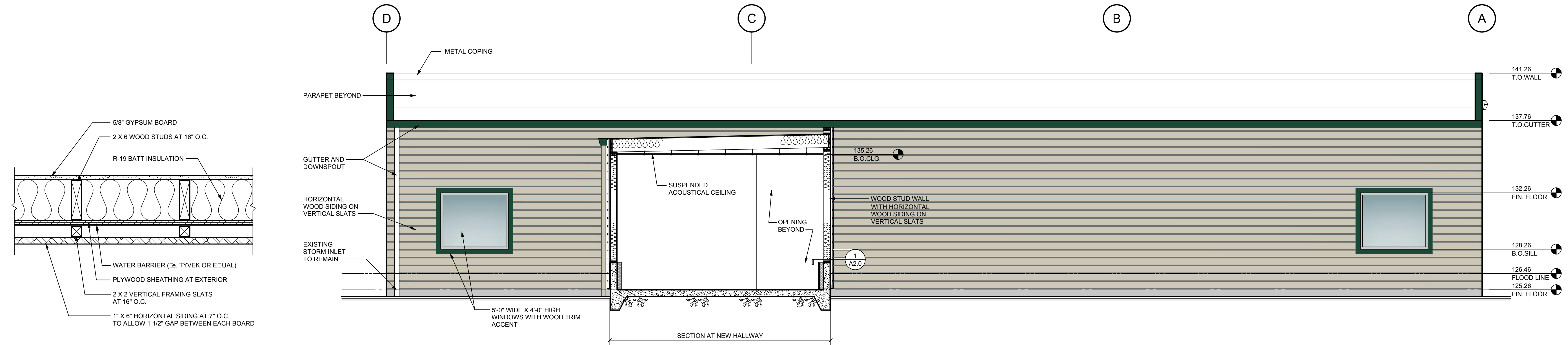


A EAST ELEVATION
A2.0 1/4" = 1'-0"



B NORTH ELEVATION
A2.0 1/4" = 1'-0"

C SOUTH ELEVATION
A2.0 1/4" = 1'-0"



D WEST ELEVATION
A2.0 1/4" = 1'-0"

1 EXTERIOR WALL SECTION
A2.0 SIDING-SECTION.dwg 1/2" = 1'-0"

PROJECT NAME
BEAUPORT
BUILDING #5

PROPOSED
'REPLACEMENT'
BUILDING

9560 SW TUALATIN ROAD
TUALATIN, OR
97062

REVISIONS		
DATE	DESCRIPTION	

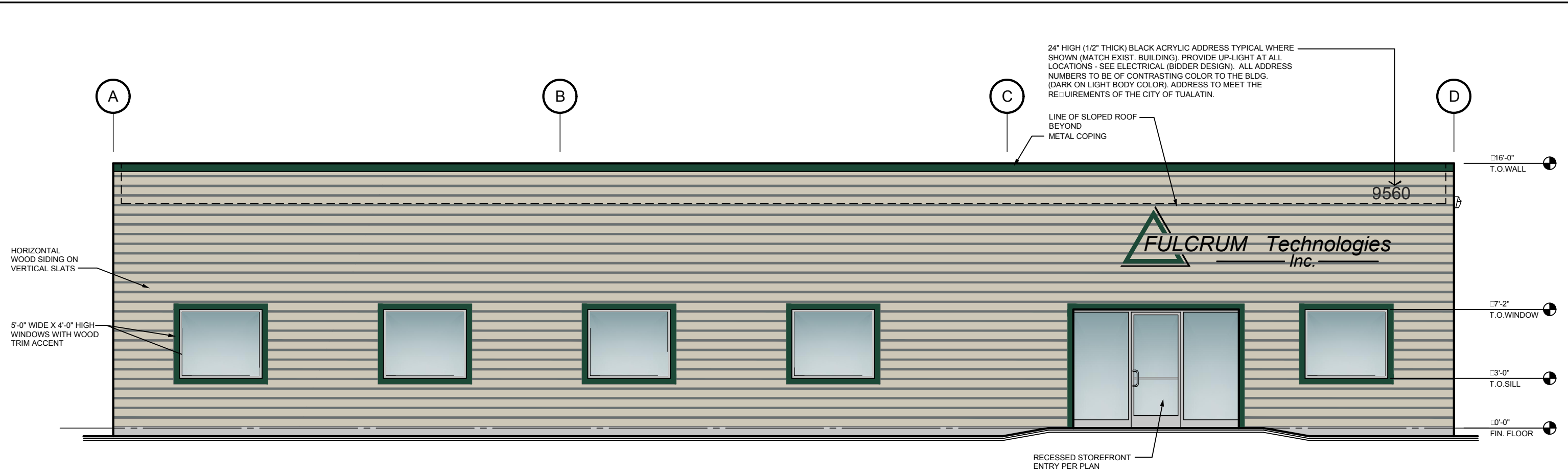
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NEW EXTERIOR
ELEVATIONS

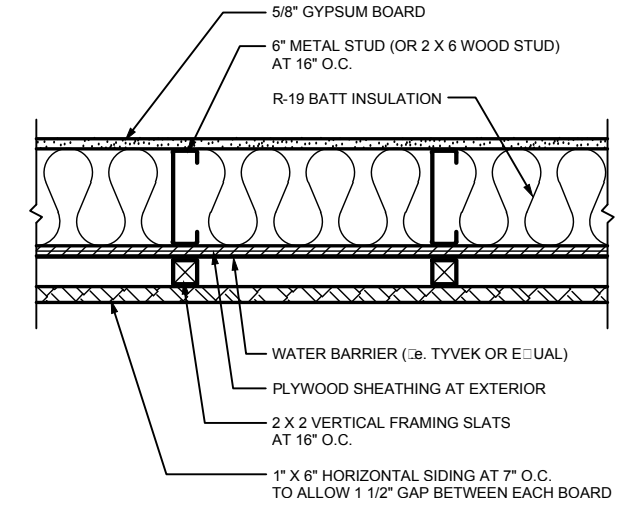


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A EAST ELEVATION
A2.0



1 EXTERIOR WALL SECTION
A2.0

N. T. S.

<p>Light Gray (Body Color)</p>  <p>Sheridan Wall "ACIER" SW 9170</p>	<p>Dark Green (Metal Coping/Window Trim)</p>  <p>Sheridan Wall "HUNT CLUB" SW 6468</p>	<p>Storefront Framing "Clear Anodized"</p> 	<p>Storefront Glazing "PPG Solar Gray Clear"</p> 	
		<p>Metal Coping & Window Trim "Hunt Club SW 6468"</p> 		

BEAUPORT BUILDING #5 PROPOSED 'REPLACEMENT' BUILDING COLOR BOARD

9560 SW TUALATIN ROAD
TUALATIN, OREGON 97062