



City of Tualatin

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March 20, 2019

VLMK Engineering
Jennifer Kimura
3933 SW Kelly Ave
Portland, OR 97239

RE: FINAL DECISION FOR AR18-0009; Beauport Building 5, 9560 SW Tualatin Rd, Tualatin OR. Tax Lot 2S123BD00800.

Dear Ms. Kimura,

The 14-day period for requesting a review of the Architectural Review Decision for Beauport Building 5, AR 18-0009, expired at 5:00 pm, March 19, 2019. As no requests for review were filed, the Architectural Review Decision dated March 5, 2019 becomes a final decision.

AR18-0009 is approved with the following Architectural Review conditions:

The Architectural Review decision also incorporates the Public Facilities Review and its conditions:

GENERAL:

- A1. This Architectural Review approval shall expire after two years unless a building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division, or an extension is granted under the terms of TDC 73.056.

PRIOR TO BUILDING OR ENGINEERING PERMIT ISSUANCE:

- A2. The applicant must comply with the incorporated Public Facilities Recommendation from the City of Tualatin Engineering Division as described in Exhibit B.
- A3. The applicant must revise the Plan Set to extend a five-foot-wide walkway south to connect to the Building 6 walkway, pursuant to TDC 73.160(1)(b)(i). The walkway between the Building 5 and 6 drive aisle must have a different appearance than the adjacent paved area, pursuant to TDC 73.160(1)(b)(ii). Curb ramps must be provided wherever a walkway crosses a curb, pursuant to TDC 73.160(1)(c).
- A4. The applicant must revise the Plan Set to include a minimum five-foot wide (from inside of curb to curb) parking lot landscape island on both the northern and southern end of the proposed parking aisle to protect parked vehicles from moving vehicles, pursuant to TDC 73.260(2) and (4). Each landscape island must include one deciduous shade tree that is barren of fruit production, pursuant to TDC 73.360(7) and must be planted with groundcover or shrubs, pursuant to TDC 73.360(1).

- A5. The applicant must revise the Plan Set to illustrate the location of two, covered bicycling parking spaces in the form of stationary racks, lockable enclosures, or in the building, pursuant to TDC 73.370(1)(n) and 73.370(2). Each bicycle space must be six feet long by two feet wide, with an overhead clearance of at least seven feet, pursuant to TDC 73.370(1)(o). A five-foot wide bicycle maneuvering area must be provided beside or between each row of bicycle parking with at least a three-foot wide access area, pursuant to TDC 73.370(1)(p) and (q). Maneuvering and access areas must be constructed of concrete, asphalt, or a suitable pervious surface. Bicycle parking areas must be identified with signage as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition), and must be located at the main building entrance and at the location of the bicycle parking facilities, pursuant to TDC 73.370(1)(u).
- A6. The applicant must revise the Plan Set to illustrate the proposed parking spaces conform to TDC Figure 73-1 standards, most notably nine feet wide by eighteen-and-a-half feet deep (9 x 18.5) for parking spaces along the eastern building elevations, pursuant to TDC 73.380(1). The applicant may utilize the bumper overhang provision, if seven-and-a-half (7.5) feet of perimeter landscaping is provided. One vanpool/carpool space must be identified with appropriate signage, pursuant to TDC 73.370(3).
- A7. The applicant must comply with Conditions of Approval of Tualatin Valley Fire and Rescue as described in Exhibit C.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- A8. The applicant must construct bicycle parking and signage as described in Condition of Approval A5.
- A9. The applicant must construct the required vanpool/carpool space and signage as described in Condition of Approval A6.
- A10. The applicant must provide an identification system which clearly locates buildings and their entries for patrons and emergency services as described in 73.160(3)(d).
- A11. The applicant must construct all building and site improvements as illustrated on approved plans. The applicant must contact the Planning Division for a site inspection at least three business days prior to obtaining a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division. Subject to compliance with the requirements of TDC 73.095, a temporary certificate of occupancy may be issued by the Building Official.

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

- A12. The applicant must demonstrate a method of screening for any future above-grade mechanical equipment in accordance with TDC 73.160(4)(a).
- A13. The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- A14. The applicant or successor must continually maintain, including necessary watering, weeding, pruning, and replacement, all landscaping improvements approved through the Architectural Review Process shall be so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with approval by the City Manager or designee, pursuant to TDC 73.100(1). All plant growth in landscaped areas must be pruned, trimmed or otherwise so that plant growth does not interfere with designated pedestrian or vehicular access and will not constitute a traffic hazard because of reduced visibility, pursuant to TDC 73.160(3)(e), 73.260(5), and 73.340(1).

- A15. The applicant or successor must continually maintain all building exterior improvements approved through the AR process, including necessary painting and repair, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with City Manager’s approval. TDC 73.100(2)
- A16. The proposed development must comply with the noise standards of TDC 63.051(1).
- A17. The proposed development must comply with all applicable policies and regulations set forth by the TDC.

PRIOR TO ISSUANCE OF EROSION CONTROL AND PUBLIC WORKS, PERMITS:

- PFR-1 The applicant must submit final water system plans showing locations of water lines, grade, materials, and other details. The new fire water service must include a separate lateral with valve at the public main and backflow prevention vault with double check detector assembly within the public easement.
- PFR-2 The applicant must obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-3 The applicant must submit a Flood Hazard Area Development Permit application with, floodplain indicated at 128.9 feet NAVD 88, associated plans identifying the balanced cut due to fill from floodproofing the building, and elevation certificate indicating Construction Drawings stamped by an Oregon licensed professional engineer.
- PFR-4 The applicant must submit plans sufficient to obtain a Stormwater Connection Permit Authorization Letter consistent with the associated Clean Water Services’ Service Provider Letter.
- PFR-5 The applicant must submit plans demonstrating that the proposed development minimizes the impact of stormwater from the development to adjacent properties, consistent with the requirements of with TMC Chapter 3-5-060 Permit Process (1) and TDC Chapter 74.640 Grading (1).
- PFR-6 The applicant must submit a revised plan set including all City Engineer and Planning Division land use decision’s conditions of approval and Clean Water Services’ Service Provider Letter.
- PFR-7 The applicant must submit PDFs of final Engineering permit plans.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-8 The applicant must obtain an Erosion Control and Public Works Permit from the City of Tualatin.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- PFR-9 The applicant must construct all public improvements shown on final approved plans. Final as-built mylars of the public improvements and PDFs including all Engineering permits must be provided.

PFR-10 The applicant must submit a final elevation certificate indicating Finished Construction stamped by an Oregon licensed professional engineer.

Sincerely,



Erin Engman
Associate Planner

Cc: Steve Koper, Planning Manager
Chris Ragland, Building Official
Tony Doran, Associate Engineer

File: AR18-0009