



# City of Tualatin

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April 5, 2019

Mac Martin  
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RE: FINAL DECISION FOR AR18-0008; Hedges C, LLC, Tax Lot: 2S127BA00600

Dear Mr. Martin,

The 14-day period for requesting a review of the Architectural Review Decision for Hedges C, AR 18-0008, expired at 5:00 pm, April 4, 2019. As no requests for review were filed, the Architectural Review Decision dated March 21, 2019 becomes a final decision.

**AR18-0008 is approved with the following Architectural Review conditions:**

**GENERAL:**

- A1. This Architectural Review approval expires after two years from the date of issuance 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 (p.3) from the City of Tualatin Engineering Division.
- A3. The applicant must demonstrate that the criteria and Conditions of Approval are met to the satisfaction of Tualatin Valley Fire and Rescue as described in Exhibit C.
- A4. The applicant must revise the Plan Set to include striped walkway connections through adjacent parking areas, drive aisles, and loading areas, 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).
- A5. The applicant must revise the Plan Set to locate, orient, and select full cut-off lighting without shining into SW Amu Street right-of-way and the Hedges Creek conservation easement, pursuant to TDC 73.160(3)(c) and TDC 73.380(6).
- A6. The applicant must revise the Plan Set to demonstrate a method of screening for any above-grade mechanical equipment in accordance with TDC 73.160(4)(a).
- A7. The applicant must revise the Plan Set to illustrate the location of twelve 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). Ten of these spaces must be covered. 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).

- A8. The applicant must revise the Plan Set to illustrate three loading berths will conform to the size specifications required by TDC 73.390 (2). These berths must be a minimum of 12 feet wide and 60 feet long, with an unobstructed height of 14 feet.

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

- A9. The applicant must construct bicycle parking and signage as described in Condition of Approval A7.
- A10. The applicant must construct loading berths as described in Condition of Approval A8.
- A11. The applicant must identify a minimum of five vanpool/carpool spaces with appropriate signage, pursuant to TDC 73.370(3).
- A12. The applicant must provide an identification system which clearly locates buildings and their entries for patrons and emergency services.
- A13. The applicant must construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval. The applicant must contact the Planning Division for a site inspection prior to obtaining a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date. 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:**

- A14. The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- A15. All exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, watering, weeding, pruning, and replacement, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with Community Development Director's approval. TDC 73.100. 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).
- 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.

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

**PRIOR TO ISSUANCE OF PUBLIC WORKS AND WATER QUALITY PERMITS:**

- PFR-1 The applicant must submit final sanitary sewer plans that show location of the lines, grade, materials, and other details including a clean out at the edge of public right of way. The plans must show a connection to the existing sanitary sewer lateral at the northeast corner of the lot within the private street to the north and include a clean out at the edge of the public easement.
- PFR-2 The applicant must submit final water system plans that show location of the water lines, grade, materials, and other details. The plans must include a separate lateral with a valve at the main for domestic services and public easement from the public water line to and surrounding the fire vault. The plans must show a connection to the existing 10 inch water lateral within the private street for fire service. The plans must identify the placement of root barriers adjacent to public easements to protect public utilities within the private street; root barriers must be 10 feet wide, 24 inches deep, and centered on proposed private trees.
- PFR-3 The applicant must submit final stormwater calculations and plans.
- PFR-4 The applicant must submit final plans that include a six-foot wide sidewalk behind a four-foot wide planter strip on SW Amu Street surrounding the existing street to connect both east and west sides. The plans must demonstrate that the existing sidewalk adjacent to the development remains in conformance with current PWCC/ADA/PWROWAG standards or be shown to be repaired.
- PFR-5 The applicant must submit a turning movement diagram for a WB-67 design vehicle including on-site routing signage demonstrating how the public, emergency services, trash collection and delivery vehicles will be able to circulate through the existing development to the east to SW 112th Avenue due to absence of a cul-de-sac. Record a public access easement to allow traffic from SW Amu Street to circulate through to SW 112th Avenue over private property.
- PFR-6 The applicant must submit plans that include street trees spaced 30 on center within the planter strip along the SW Amu Street property frontage.
- PFR-7 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-8 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-9 The applicant must submit PDFs of final Engineering permit plans.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- PFR-10 The applicant must obtain a Public Works and Water Quality Permit from the City of Tualatin.

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

- PFR-11 The applicant must construct all public improvements shown on final approved plans. The applicant must submit final as-built mylars of the public improvements and PDFs including all Engineering permits must be provided.

PFR-12 The applicant must submit a copy of a recorded public water line easement from the public water line to and surrounding the fire vault.

Sincerely,

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

Erin Engman  
Associate Planner

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

File: AR18-0008