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TYPE II ARCHITECTURAL REVIEW

To
City of Tualatin

For
Mutual Materials – Tualatin

Dated
April 11, 2019 (*Revised*
May 10, 2019)

Project Number
2190107.00



MACKENZIE
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EXHIBITS

- A. Application Form and Fact Sheet
- B. Certification of Sign Posting for Architectural Review (AR) and Mailing List
- C. Pre-Application Meeting Materials
- D. Neighborhood/Developer Meeting Materials
- E. Title Report (including legal description)
- F. Tax Map
- G. Clean Water Services (CWS) Service Provider Letter (SPL) – Pre-Screen
- H. Republic Services Approval Letter
- I. Plans (11" x 17")
- J. Preliminary Drainage Report
- K. Trip Generation Letter
- L. Arborist Report

ATTACHED SEPARATELY

- (1) Mailing Labels
- (3) 8.5" x 11" Plans
- (3) 24" x 36" Plans – folded



I. PROJECT SUMMARY

Applicant:	Mutual Materials 605 NE 119th Avenue Bellevue, WA 98005
Applicant's Representative:	Mackenzie Suzannah Stanley, Land Use Planner 1515 SE Water Avenue, Suite 100 Portland, OR 97214 (503) 224-9560 sstanley@mcknze.com
Project Contact:	Same as Applicant's Representative
Owner:	Mutual Materials 605 NE 119th Avenue Bellevue, WA 98005
Site Address:	10700 SW Tualatin-Sherwood Road Tualatin, OR 97062
Tax Lot ID:	2S127AA02100
Site Size:	5 acres (217,628 SF)
Comprehensive Plan:	MG General Manufacturing
Zoning:	MG General Manufacturing
Existing Structures:	None
Request:	Architectural Review Approval
Proposed Development:	Construct site improvements including a large outdoor storage area, an approximately 4,200-SF wholesale sales building, an 11,700-SF auxiliary storage building and associated parking, landscaping and on-site storm water management facilities.

II. INTRODUCTION

Mutual Materials (“Applicant”) was founded in 1900 and has several locations in the western United States. The company distributes brick and paver products to wholesale customers, including mason and landscape contractors, builders, lumberyards, and other distributors. Branch locations typically range from three to five acres and include a small office/showroom building and a storage facility. The showroom area serves the primary wholesale and distribution use of the site, for which the applicant has submitted a Conditional Use approval request.

This application package includes narrative, plans, drawings, and additional documentation in support of an Architectural Review (AR) approval for one 4,200-SF showroom for the wholesale sales of bricks and pavers to contractors and industry professionals located at 10700 SW Tualatin-Sherwood Road. The proposal also includes an 11,700-SF storage building, site landscaping, associated parking, and on-site water quality/detention facilities. Mutual Materials, the property owner, previously obtained Conditional Use Permit and Architectural Review approvals for a similar development proposal; however, site development was deferred at the time due to economic and other conditions, and both approvals have now expired.

Site Description and Surrounding Land Use

The site consists of one parcel approximately five (5) acres (217,628 SF) in area, located south of SW Tualatin-Sherwood Road. The subject site is a flag lot with a driveway on the north side of the property extending to SW Tualatin-Sherwood Road, which provides shared access with the two adjacent parcels to the north that were created through a partition by Specht Development in 2002 (PAR-02-03). The subject site is vacant and described as Lot #3 of the 2002 partition. Lot #1 was developed as Arlington Commons, an industrial condominium development that consists of two buildings. Lot #2 was developed as a Lakeside Lumber facility, which processes and warehouses siding products.

TABLE II.1. SURROUNDING ZONING AND LAND USES		
	Zone	Land Use
Site:	MG General Manufacturing	Vacant
North:	MG General Manufacturing	Warehousing, manufacturing, and office
South:	ML Light Manufacturing	Manufacturing, wholesale, and office
East:	MG General Manufacturing	Vacant
West:	MG General Manufacturing	Manufacturing, wholesale, and office

There are no known wetlands, greenways, or riverbanks located on-site, nor is the site located within any Natural Resources Protection Overlay District (NRPO) or floodplain.

Proposal

Construction is proposed for one 4,200-SF wholesale showroom building 22'-5" in height, set back over 600' from the front lot line, and one 11,700-SF storage building, totaling approximately 8% of the site. The remainder of the site will be designated for storage bays, paved yard area, parking, and landscaping. In total, the applicant proposes 119,010 SF of impervious area and 98,617 SF landscape area.

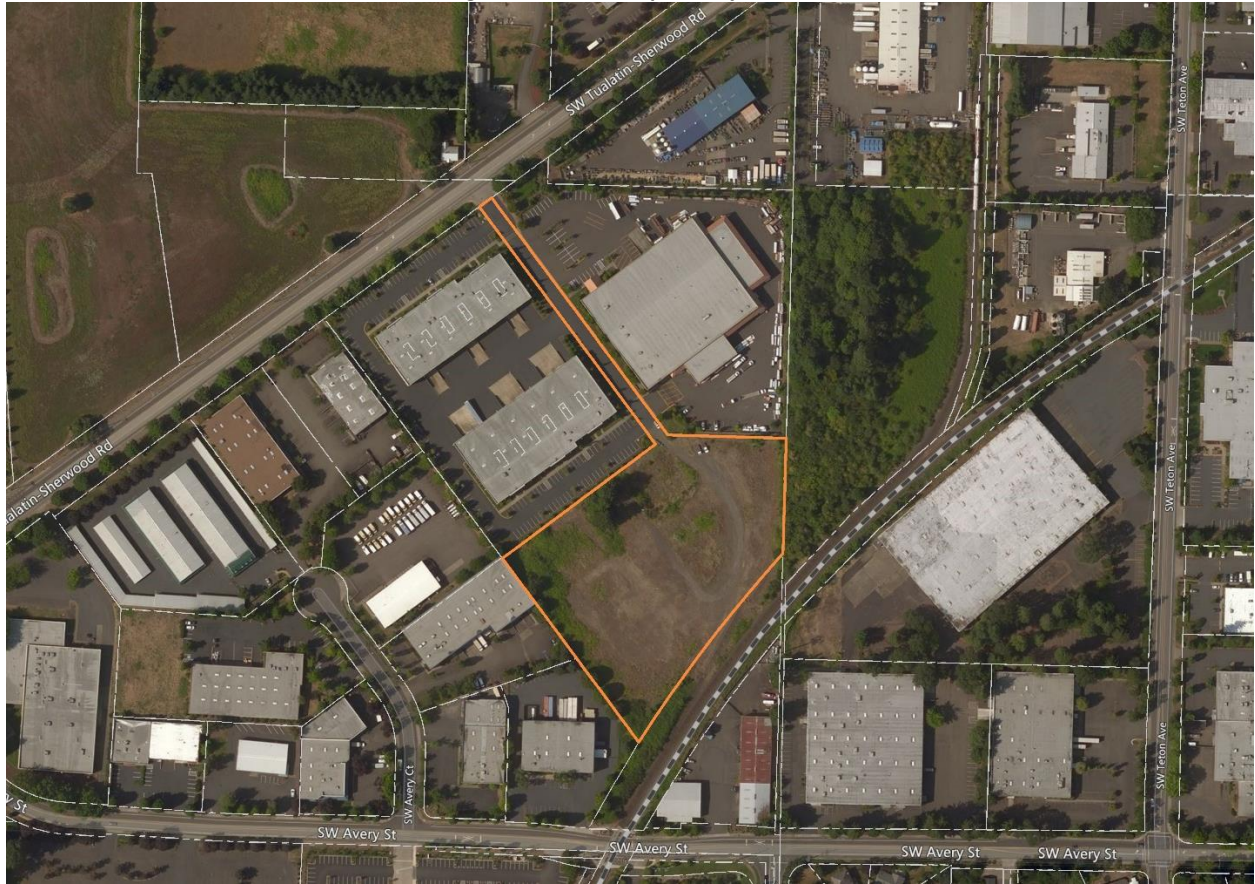
Per the existing space configuration of wholesale sales of building materials and home improvement materials/supplies, 27 motor vehicle parking spaces are proposed. Five (5) bicycle parking spaces are also provided, all of which are covered by the showroom building canopy. Building, parking lot, and perimeter landscaping are provided and total approximately 45% of the development area. All utility facilities (2" domestic water, 8" fire water, 8" sewer, 15" storm) necessary to serve the proposed development are available and stubbed to the site via a 20' wide private utility easement adjacent to the access driveway. The site will be graded so that stormwater will be collected at catch basins and tied to a stormwater quality and detention pond along the north property line. No frontage improvements are proposed or anticipated due to the site's limited frontage, which corresponds to the existing 31' driveway approach.

The proposed use, wholesale sales of building supplies and materials, is classified as a Conditional Use in the MG District per Tualatin Development Code Table 61-1. A Conditional Use Permit request, concurrent with this Architectural Review application, is under review separately. The applicant acknowledges that implementation of Architectural Review approval may be contingent upon Conditional Use approval.

As described above and analyzed in detail below in **Section III. Compliance with Architectural Review Approval Criteria**, the proposal meets the development standards and site design standards applicable to the project. The proposed building will be visually interesting and appropriate in the context of other small-scale wholesale industrial buildings in the area. The building design is cohesive, wrapped in a red brick veneer and a cultured stone wainscot, which provides a horizontal break to the facades and gives the foundation a look of permanence and durability. The roofing, proposed with gray composite shingles and a chimney wrapped in gray cultured stone to be compatible with the wainscot, is visible from the north, east, and (partially) west elevations. Insulated glass with light glazing is proposed on all building facades, edged with contrasting brickwork to break up the brick veneer siding pattern and trim wall breaks. Warm brown paint is proposed for building trim and wood siding on a dormer located on the north elevation. Perimeter landscaping, parking lot landscape islands, and proposed site lighting will further enhance the visual appeal and security of the site.

A Pre-Application Conference for the project was held with City of Tualatin staff on March 20, 2019, followed by a neighborhood/developer meeting on April 1, 2019. Mailing labels, invitation letter, affidavit of mailing, certification of posting, and meeting sign-in sheet for the neighborhood/developer meeting are attached to this application as Exhibit D.

Figure II.1 Aerial Map of Subject Site



III. COMPLIANCE WITH ARCHITECTURAL REVIEW APPROVAL CRITERIA

The project is subject to Architectural Review per TDC 73.040(1). This narrative addresses all standards of the TDC relevant to Architectural Review for industrial development, including those under Chapter 33 TDC – Applications and Approval Criteria (Tree Removal Permit/Review), Chapter 61 TDC – General Manufacturing Planning District (MG), Chapter 73 TDC – Community Design Standards, and Chapter 74 TDC – Public Improvement Requirements of the Tualatin Municipal Code (TMC) relevant to the public facilities review component of Architectural Review. All applicable criteria and analysis of consistency with each criterion is set forth below.

The following findings summarize the applicable development standards and how the project satisfies each.

Chapter 33 TDC: Applications and Approval Criteria

TDC Section 33.110 – Tree Removal Permit/Review

- (2) *Applicability. No person may remove a tree on private property within the City limits, unless the City grants a tree removal permit, consistent with the provisions of this Section.*

Response: Prior to this Architectural Review application, the property owner removed four trees on the subject site without a permit, as permitted in TDC Section 33.110(3)(a). Therefore, the removal of additional trees this calendar year requires a tree removal permit per this section. The standards of this section apply.

- (3) *Exemptions. The following actions are exempt from the requirements of a tree removal permit...*
- (a) *General Exemption. Four or fewer trees may be removed within a single calendar year from a single parcel of property or contiguous parcels of property under the same ownership without a permit, if the tree is:*
 - (i) *Not located in the Natural Resource Protection Overlay District (NRPO);*
 - (ii) *Not located in the Wetlands Protection Area (WPA) of the Wetlands Protection District (WPD);*
 - (iii) *Not a Heritage Tree; and*
 - (iv) *Not previously required to be retained or planted under an approved Architectural Review decision.*
 - (b) *Forest Harvesting Exemption. Forest Harvesting Uses, as provided by Agricultural Uses in TDC 39.300 are exempt.*
 - (c) *Orchard Exemption. Orchards Uses, as provided by Agricultural Uses in TDC 39.300, are exempt.*
 - (d) *Public Property Exemption. Tree removal on federal, state, county, or City property is exempt from the requirements of a tree removal permit. This exemption includes, but is not limited to road, improvements and maintenance to City parks, rights-of-way, water, sanitary sewer, and stormwater facilities. (Removal of trees from public right-of-way are governed by TDC Chapter 74.)*

Response: The property owner removed four trees on the subject property under the general exemption prior to application for Architectural Review. The site is not harvested for agricultural or forest purposes, and the site is not public property. Therefore, subitems (b) through (d) are not applicable. Eight trees are proposed for removal due to construction impacts and interference with the development area, which are not exempt from the standards of this section.

- (3) *Procedure Type. Tree Removal Permit applications are subject to Type II Review in accordance with TDC Chapter 32. Tree Removal Permit applications submitted with an Architectural Review, Subdivision, or Partition application will be processed in conjunction with the Architectural Review, Subdivision, or Partition decision.*

Response: This tree removal permit request is a component of the applicant's Architectural Review application. As such, the tree removal permit will be processed in conjunction with this Type II Architectural Review. This standard is met.

- (5) *Approval Criteria.*

(a) *An applicant must satisfactorily demonstrate that at least one of the following criteria are met:*

(i) *The tree is diseased and:*

(A) *The disease threatens the structural integrity of the tree; or*

(B) *The disease permanently and severely diminishes the esthetic value of the tree; or*

(C) *The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or esthetic value.*

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

(A) *The tree is in danger of falling; or*

(B) *Substantial portions of the tree are in danger of falling.*

(iii) *It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.*

Response: Drawing sheet C1.20 indicates the locations of existing on-site trees to be removed. Seven of the eight trees are proposed for removal due to their location that conflicts with the necessary stormwater facility for the proposed wholesale sales industrial development. The site's topography naturally slopes to a low point on the north side of the property, which is the best location for collecting and treating stormwater. The submitted grading plan (sheet C1.20) reflects the stormwater basin's location and the subject trees that are not feasible to be retained due to the grading and subsequent stormwater collection necessary for the stormwater facility to properly function.

The remaining (eighth) tree to be removed is located directly in the drive aisle leading into the site. Given the site layout and flag lot access drive, it is not feasible to route the entry drive around the tree without significantly impacting the proposed development configuration and usability of the site (see sheet C1.10). Additionally, due to the industrial nature of the site's wholesale sales and the maneuvering of trucks for the transport of material, it is not practicable to reduce the width of the drive aisle below the proposed 30' width. Therefore, it is necessary to remove all eight trees to construct the development proposed with this application.

(b) *If none of the conditions in TDC 33.110(5)(a) are met, the certified arborist must evaluate the condition of each tree...*

Response: The applicant meets the conditions of TDC 33.110(5)(a)(iii), as noted in the finding above. This standard does not apply. However, an Arborist Report is included with this application as Exhibit L per the Architectural Review submittal requirements.

(6) *Emergencies...*

Response: No emergency tree removals are requested as part of this application. This subsection does not apply.

(7) *Conditions of Approval. Any tree required to be retained must be protected in accordance with the TDC 73B and 73C.*

Response: In the event trees are required to be retained by the City, they will be protected in accordance with TDC 73B and 73C. This standard does not require a response by the applicant.

(8) *Permit Expiration. A Tree Removal Permit is valid for one year from the date of issue. A Tree Removal Permit approved in conjunction with an Architectural Review, Subdivision, or Partition decision is valid as provided in the terms of the Architectural Review, Subdivision, or Partition decision.*

Response: The permit expiration timeline associated with tree removals is understood. This standard does not require a response by the applicant.

(9) *Tree removal in violation of Zone Standards...*

Response: No tree removals in violation of Zone Standards have taken place on site or are proposed with this application. These standards do not apply.

Chapter 61 TDC: General Manufacturing Planning District

TDC Section 61.200 Use Categories

(1) *Use Categories. Table 61-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the MG zone. Use categories may also be designated as Limited (L) and subject to the limitations listed in Table 61-1 and restrictions identified in TDC 61.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. Use categories which are not listed are prohibited within the zone, except for uses which are found by the City Manager or appointee to be of a similar character and to meet the purpose of this zone, as provided in TDC 31.070.*

Response: According to Table 61-1, wholesale sales of building supplies and materials is classified as a Conditional Use in the MG zone. As such, the proposed use warrants a Conditional Use Permit, which the applicant is pursuing through a separate but concurrent application. This standard is met.

TDC Chapter 39 – Use Categories identifies Wholesale Sales as the sale, lease, or rental of products predominantly to businesses. Specifically, Section 39.450 – Wholesale Sales identifies the wholesale sales of “masonry supplies” and “ceramic & stone tile and pavers” as examples of uses. Mutual Materials sells bricks, pavers and other stone/masonry materials in large quantities to other industries or industry professions, which are then distributed to or installed for the ultimate consumer, thus meeting the definition of “Wholesale Sales” per TDC Chapter 39. (Notably, in contrast, the characteristics of Retail Sales and Service include the sale, lease, rental, or repair of new or used products or personal services. These products and services are provided “directly to consumers, as opposed to wholesale products and services provided to industrial, institutional, or commercial customers.” The proposed use would not be correctly identified as Retail Sales and Service.)

(2) *Use Categories in the Limited Commercial Setback. Commercial uses may be further restricted within the Limited Commercial Setback, see TDC 60.210(4).*

Response: The Limited Commercial Setback impacts the site's frontage, extending approximately halfway up the driveway access aisle. TDC 60.210(4), addressed in this narrative, limits commercial uses. No commercial uses are proposed with this application. This standard does not apply.

(3) *Overlay Zones. Additional uses may be allowed in a particular overlay zone. See the overlay zone Chapters for additional uses.*

Response: The subject property is not in an overlay zone; therefore, this standard does not apply.

TDC Section 61.210 Additional Limitations on Uses

(1) *Sale of Goods Produced On-Site. The retail sale of goods produced on-site is permitted, provided that the retail sale area, including the showroom area, is no greater than 5 percent of the gross floor area of the building and does not exceed 1,500 square feet.*

Response: No goods will be produced on-site. On-site sales activity is limited to taking of orders and specifications for wholesale sales to distributors and trade professionals. This standard does not apply.

(2) *Limited Commercial Uses. Commercial uses permitted as limited uses, as specified in Table 61-1, must be located on the same lot or parcel as a permitted industrial use. The lot or parcel must be used substantially for industrial purposes and the commercial use is subject to the following standards:...*

Response: The proposed development is for Wholesale Sales, storage, and distribution of materials supplied by Mutual Materials, an Industrial use. Therefore, no commercial uses are proposed with this application. This standard does not apply.

(3) *Size Limitation for Commercial Uses. Commercial uses permitted outright or as a conditional use, as specified in Table 61-1, are subject to the following size limitations:...*

Response: All sales activity on site will be Wholesale Sales; no retail sales are proposed as part of this application. See the response finding to 61.210(2), above. This standard does not apply.

(4) *Limited Commercial Setback. The purpose of the Limited Commercial Setback is to restrict commercial uses from locating within 300 feet from the centerline of SW Tualatin-Sherwood Road and SW 124th Avenue and 350 feet from the centerline of SW Pacific Highway (99W) west of Cipole Road, as depicted in Map 9-5...*

Response: A portion of the Commercial Setback impacts the site's frontage, but the standard is not applicable because the proposed use is Wholesale Sales, which is exclusively an Industrial use per Table 61-1 of Tualatin Development Code.

(5) *Commercial Services Overlay. The purpose of the Commercial Services Overlay is to provide for specific commercial services for area businesses and employees. The area of the overlay is depicted in Map 9-5. Permitted uses are specified in Table 61-1. If a property is within the Commercial Services Overlay and the Limited Commercial Setback, the regulations of the Commercial Services Overlay apply...*

Response: The subject site is not in the Commercial Services Overlay, per Map 9-5. This standard does not apply.

(6) *Automobile Service Stations. Automobile Service Stations are subject to the following additional standards:...*

Response: No automobile sales or service stations are proposed with this application. The standards of this subsection do not apply.

TDC Section 61.300 Development Standards

Development standards in the MG zone are listed in Table 61-2. Additional standards may apply to some uses and situations, see TDC 61.310.

Table III-1 Development Standards in the MG Zone [Excerpt]		
	Requirement	Proposed
Lot Size		
Minimum Lot Size	20,000 square feet	217,628 SF
Lot Dimensions		
Minimum Lot Width	100 feet	475'
Flag Lots	N/A ¹	475' (30' frontage/driveway)
Minimum Setbacks		
Front Yard	30 feet	786'
Side Yard	0-50'	94' (north) 10' (west) 84.5' (east)
Rear Yard	N/A ²	10'
Parking and Circulation Areas	5 feet ³	North (front): N/A, adjacent to joint access approach North (side): 13' South: 10' East: 20' West: 10'
Fences	10 feet From public right-of-way	N/A
Structure Height		
Maximum Height	60 feet	22'-5"

TDC Section 61.310 Additional Development Standards

- (1) *Outdoor Uses. All uses must be conducted wholly within a completely enclosed building, except off-street parking and loading, Basic Utilities, Wireless Communication Facilities and outdoor play areas of child day care centers as required by state day care certification standards.*

Response: The proposed development is to support wholesale sales to contractors and other industry professionals, subject to Conditional Use approval. The wholesale sales activity will be wholly enclosed in the proposed showroom building. Associated supporting site activities include materials handling within the paved storage and loading yard on the west portion of the site. Materials will be inventoried in the proposed storage building along the western property line, and the 13 storage bays along the southern property line. The remaining yard area will be used for the loading of materials, such as management of

¹ Must be sufficient to comply with minimum access requirements of TDC 73C.

² Per TDC Section 61.060(7), no setback is applicable to rear and side lot lines adjacent to rail-road rights-of-way. The site's rear (southern) lot line is adjacent to rail-road right-of-way; therefore, no setback is applicable to the rear lot line.

³ No minimum setback required adjacent to joint access approach in accordance with TDC 73C.

shipments-in and shipments-out, which is a form of off-street loading permitted per this subsection. This standard is met.

(2) *Sound Barrier Construction. Sound barrier construction is required to mitigate the impact of noise associated with overhead doors and building mechanical equipment, including but not limited to heating, cooling and ventilation equipment, compressors, waste evacuation systems, electrical transformers, and other motorized or powered machinery located on the exterior of a building. Sound barrier construction must conform to the following standards:*

(a) *Applicability. New construction, including additions or changes to existing facilities, must comply with the provisions of this section. When additions or changes to existing facilities are proposed, existing structures on the property may be required to comply with the provisions of this section, as determined through the Architectural Review process. Where buildings or outdoor use areas located on more than one parcel are all part of a single use as determined through the Architectural Review process, all of the parcels may be required to comply with the provisions of this section.*

Response: The project involves new industrial construction; therefore, these standards apply.

(b) *Distance from Residential Use. Sound barriers must be used to intercept all straight-line lateral (direct line between two points) paths of 450 feet or less between a residential property within a residential planning district and:*

- (i) *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; or*
- (ii) *Any building mechanical device at a minimum height equal to the height of the mechanical object to be screened.*

Response: The subject site is approximately 350' from residential property in the southwestern corner of the site. Based on the proposed site plan, the concrete storage bays along the southern property line and the trash enclosure in the southwest corner of the site are the only program elements located within 450' of the nearest residentially zoned property. No overhead doors or building mechanical devices are proposed with the storage bays or trash enclosure, and access to both structures is from the side opposite the residential area, so no noise-source locations subject to this standard are proposed within 450' of residentially zoned property. Therefore, the proposed site plan and building orientations are designed to comply with the orientation requirements of the Code, such that no noise barrier construction is required.

(3) *Setback Reduction for Developments Adjacent to Greenways and Natural Areas. To preserve natural areas and habitat for fish and wildlife, the decision-authority may provide a front, side, or rear yard setback reduction for developments that are adjacent to Greenways or Natural Areas that dedicate land for conservation or public recreational purposes, in accordance with the following standards.*

Response: The subject site is not located adjacent to a Greenway or Natural Area. The standards of this subsection do not apply.

Chapter 73 TDC: Community Design Standards

Chapter 73A Site Design

TDC Section 73A.010 Site and Building Design Standards Purpose and Objectives

- (2) *Objectives. The objectives of site and building design standards in TDC 73A through TDC 73G are to:*
- (a) *Enhance Tualatin through the creation of attractively designed development and streetscapes;*
 - (b) *Encourage originality, flexibility, and innovation in building design;*
 - (c) *Create opportunities for, or areas of, visual and aesthetic interest for occupants and visitors to the site;*
 - (d) *Provide a composition of building elements which responds to function, land form, identity and image, accessibility, orientation and climatic factors;*
 - (e) *Conserve, protect, and restore fish and wildlife habitat areas, and maintain or create visual and physical corridors to adjacent fish and wildlife habitat areas;*
 - (f) *Enhance energy efficiency through the use of landscape and architectural elements; and*
 - (g) *Minimize disruption of natural site features such as topography, trees, and water features.*

Response: The following standards are designed to implement and enforce the objectives of this section. This application is prepared in conformance with the standards of this section, where applicable, as addressed in the findings below. By meeting the standards of this section, the proposed development therefore achieves the Site and Building Design Objectives.

TDC Section 73A.400 Industrial Design Standards

The following standards are minimum requirements for industrial development in all zones:

- (1) *Walkways. Industrial development must provide walkways as follows:*

- (a) *Walkways must be a minimum of 5 feet in width;*

Response: The proposed site plan features a 6'-wide walkway from the main building entrance to the existing sidewalk along the northeast side of the private entry drive, as well as an internal 6'-wide walkway that encircles the proposed office/showroom building. This standard is met.

- (b) *Walkways must be constructed of asphalt, concrete, or a pervious surface such as pavers or grasscrete (not gravel or woody material);*

Response: As noted on sheet C1.10, the new on-site walkways are to be constructed of 2' x 2' architectural slabs, which is an acceptable material per this subsection. This standard is met.

- (c) *Walkways must meet ADA standards applicable at time of construction or alteration;*

Response: The proposed walkway is designed to meet current ADA standards. All walkways maintain a width of at least 6' and feature curb ramps where walkways cross a curb or drive aisle. See sheet C1.10 for additional walkway specifications. This standard is met.

[Note: no subsection (d) appears in the Code.]

- (e) *Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;*

Response: A 6'-wide walkway is provided from the main building entrance to the existing sidewalk along the northeast side of the private entry drive. The existing sidewalk connects to SW Tualatin-Sherwood Road. This standard is met.

(f) *Walkways through parking areas, drive aisles, and loading areas must be of a different appearance than the adjacent paved vehicular areas; and*

Response: As reflected in the walkway materials identified on sheet C1.10, the proposed walkway adjacent to the building, which extends to connect with the existing sidewalk in the access drive, is proposed to be constructed of architectural slabs, separate from the asphalt paving of the parking area. This standard is met.

(g) *Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.*

Response: There are no parks, bikeways, or greenways adjacent to the proposed development. Therefore, no outdoor recreation access routes are proposed, or required, as part of this application. This standard does not apply.

(2) *Accessways.*

(a) *When Required. Accessways are required to be constructed when a common wall development is adjacent to any of the following:*

(i) *Residential property;*

(ii) *Commercial property;*

(iii) *Areas intended for public use, such as schools and parks; and*

(iv) *Collector or arterial streets where transit stops or bike lanes are provided or designated.*

Response: The subject site is not adjacent to residential or commercial properties, or areas intended for public use. Furthermore, the proposed development is not a common wall development. Therefore, the standards of this subsection do not apply.

(3) *Drive-up Uses. Drive-up uses must comply with the following:...*

Response: No drive-up uses are proposed with this application. The standards of this subsection are not applicable.

(4) *Safety and Security. Industrial development must provide safety and security features as follows:*

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

Response: To create a safe environment and provide for surveillance, the proposed development includes exterior building lighting, storage yard lighting and parking lot lighting. Five wall-mounted light fixtures will be placed on the east side of the storage building to light the adjacent storage yard. Five light poles, 30' in height, will be placed in the parking area. All lights selected are full cutoff to reduce light pollution. (See sheets C1.31 and C1.32 of the submitted plan set.) The proposed lighting will provide sufficient illumination of pedestrian, parking, and storage areas, allowing adequate surveillance. This standard is met.

- (b) *Locate windows and interior lighting to enable surveillance of interior activity from the public right-of-way;*

Response: Given the flag lot's considerable distance from the right-of-way, all activity will take place over 300' from the right-of-way, and therefore not within sight of pedestrians on SW Tualatin-Sherwood Road. However; the building entrance faces SW Tualatin-Sherwood Road and the adjacent buildings to the north, and the design of the building incorporates lighting on all elevations, allowing building users the ability to view abutting pedestrian and parking areas. This standard is met.

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

Response: As reflected in the submitted site plan, the proposed development is located over 600' from the right-of-way due to the site's flag lot configuration. However, the site will be more noticeable from the right-of-way when the lighting is installed and the site improvements are lit. There are no designated fish and wildlife habitat areas adjacent to the site. All site lighting, which is largely isolated to the back portion of the site, removed from the right-of-way, will feature external visors/shields that will reduce any off-site spill or glare. (See sheets C1.31 and C1.32 of the submitted plan set.) This standard is met.

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

Response: Separate applications for building and site signage will clearly identify tenant entrances for visitors and users of the site alike. This standard will be met under a separate application.

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

Response: No above-ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, or natural gas facilities are proposed with this application; therefore, this standard does not apply.

- (5) *Service, Delivery, and Screening. Industrial development must provide service, delivery, and screening features as follows:*

- (a) *Above grade and on-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners must be screened with sight obscuring fences, walls or landscaping;*

Response: A transformer will be located adjacent to the east elevation of the showroom building, which will be screened by a 6'-tall block wall (see keynote 7 on sheet C1.10). This standard is met.

- (b) *Outdoor storage must be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping; and*

Response: Outdoor storage of material is isolated to the 11,700-SF storage building on the western side of the site and 13 storage bays in the southwestern corner. The storage building is a pre-fabricated metal structure walled on the north, west, and south sides, with a sight-obscuring gate providing security and access from the east. The storage building includes a roof, and therefore fully conceals materials stored inside the structure. The 13 storage bays are formed by concrete tilt slabs on the west, south, and east sides, with no roof. The northern side of the storage bays will remain open for truck access, and no roof is proposed. Landscape screening is

proposed along the north, south, and west property lines to obscure the storage yard area from the adjacent properties, obscuring the storage yard area from the adjacent properties. This requirement is met.

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

Response: No pumping stations, pressure reading stations, water reservoirs, electrical substations, or above-ground gas pumping stations are proposed as part of this application. This standard does not apply.

(6) *Adjacent to Transit. Industrial development adjacent to transit must comply with the following:*

(a) *Development on a transit street designated in TDC Chapter 11 (Figure 11-5) must 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; and*

Response: The subject site's frontage is completely occupied by the site's shared driveway; therefore, there is no space to locate a transit stop pad on-site. However, the site has a pedestrian linkage to SW Tualatin-Sherwood Road, which is designated as a transit street per Figure 11-5, by way of a 6'-wide concrete walkway on the northeast side of the entry drive. This standard is met.

(b) *Development abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5) must:...*

Response: The proposed Mutual Materials development is not abutting a major transit stop, as designated by Figure 11-5 in TDC Chapter 11. This standard does not apply.

Chapter 73B Landscaping Standards

TDC Section 73B.010 Landscape Standards Purpose and Objectives

(2) *Objectives. The objectives of this Chapter are to:*

(a) *Encourage the retention and protection of existing trees and requiring the planting of trees in new developments;*

(b) *Use trees and other landscaping materials to temper the effects of the sun, wind, noise, and air pollution.*

(c) *Use trees and other landscaping materials to define spaces and the uses of specific areas; and*

(d) *Use trees and other landscaping materials as a unifying element within the urban environment.*

Response: The following standards are designed to implement and enforce the objectives of this section. This application is prepared in conformance with the standards of this section, where applicable, as addressed in the findings below. By meeting the standards of this section, the proposed development therefore achieves the Landscaping Standards Purpose and Objectives.

TDC Section 73B.020 Landscape Area Standards Minimum Areas by Use and Zone

The following are the minimum areas required to be landscaped for each use and zone:

TABLE III-2 LANDSCAPE AREA STANDARDS MINIMUM AREAS BY USE AND ZONE [EXCERPT]	
Zone	Minimum Area Requirement
(3) CO, CR, CC, CG, ML and MG zones except within the Core Area Parking District – All uses	15% of the total area to be developed

Response: As reflected in the submitted site plan (sheet C1.10), the applicant proposes approximately 98,617 SF of landscape area, which accounts for approximately 45% of the development area. This standard is met.

TDC Section 73B.030 Additional Minimum Landscaping Requirements for Common Wall Residential Uses

(1) *General. In addition to requirements in TDC 73B.020, Common Wall Uses must comply with the following additional standards:...*

Response: This development application does not include common wall residential uses; therefore, this section does not apply.

TDC Section 73B.040 Additional Minimum Landscaping Requirements for Commercial Uses

(1) *General. In addition to requirements in TDC 73B.020, commercial uses must comply with the following:...*

Response: The proposed development includes wholesale sales, which is classified as an industrial use per TDC Section 61.200 – Use Categories; no commercial uses are proposed. This section does not apply.

TDC Section 73B.050 Additional Minimum Landscaping Requirements for Industrial Uses

(1) *General. In addition to requirements in TDC 73B.020, industrial uses must comply with the following:*

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

(i) *This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement.*

Response: The subject site is not an area subject to the Hedges Creek Wetlands Mitigation Agreement; therefore, this standard applies. As shown on the attached plans, all areas not occupied by buildings, parking spaces, drive aisles, or pedestrian areas, are proposed to be landscaped with a variety of materials (see sheet L1.10). This criterion is therefore met.

(b) *Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement:*

(i) *Pedestrian amenities such as landscaped plazas and arcades; and*

(ii) *Areas developed with pavers, bricks, or other surfaces, for exclusive pedestrian use and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies.*

Response: The landscape area located in the northeast corner of the site provides a patio area for product display, which is included in the total landscape area calculation. A landscaped area at least 6' in width is provided along the building's western and southern perimeters; all other areas adjacent to the building feature an architectural slab sidewalk (see sheet C1.10). Though the storage bays are not technically buildings (no roof) and the eastern side of the building is not

visible by the general public from parking lots or rights of way, significant landscape buffers exceeding 5' width have also been provided along the storage bays and nearby storage building perimeters (see sheet L1.10). This criterion is met.

- (c) *5-foot-wide landscaped area requirement does not apply to:*
- (i) *Loading areas,*
 - (ii) *Bicycle parking areas,*
 - (iii) *Pedestrian egress/ingress locations, and*
 - (iv) *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.*

Response: The proposed site plan includes loading, pedestrian egress/ingress locations, and bike parking. The 5' landscape area requirement has not been applied to any of these features.

- (d) *Development that abuts an RL or MP Zone must have landscaping approved through Architectural Review and must provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses and the adjacent RL and MP zones.*

Response: The subject site does not abut an RL or MP zone. This standard does not apply.

- (2) *MP Area – Wetland Buffer. Wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:...*

Response: The subject site is not in an MP area. These standards do not apply.

TDC Section 73B.060 Additional Minimum Landscaping Requirements for Institutional Uses

- (1) *General. In addition to the requirements in TDC 73B.020, institutional uses comply with the following:...*

Response: The proposed development includes wholesale sales, which is classified as an Industrial use per TDC Section 61.200 – Use Categories; no Institutional uses are proposed. This section does not apply.

TDC Section 73B.070 Minimum Landscaping Standards for All Zones

The following are minimum standards for landscaping for all zones.

- (1) *Required Landscape Areas*

Must be designed, constructed, installed, and maintained so that within three years the ground must be covered by living grass or other plant materials.

Response: All landscaped areas will be covered with living plant materials, including trees, shrubs, and groundcover, as reflected in the proposed landscape plan (sheet L1.10). This standard is met.

The foliage crown of trees cannot be used to meet this requirement.

Response: With the proposed landscape plan, the site contains approximately 45% landscape coverage. Landscape area has been calculated without the foliage crown of trees and continues to exceed the minimum 15% requirement. This standard is met.

A maximum of 10% of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone.

Response: Bark mulch will cover ground in the landscaped areas between plantings, suppressing weeds and retaining moisture. However, the proposed landscape plan is designed so that

plantings cover at least 90% of their designated planting areas. Therefore, the proposed bark does not exceed 10% of the designated landscape areas. Plant density and landscape area dimensions are reflected in the submitted landscape plan (sheet L1.10). This standard is met.

Must be installed in accordance with the provisions of the American National Standards Institute ANSI A300 (Part 1) (Latest Edition).

Response: All landscaping materials will be installed in accordance with the American National Standards Institute (ANSI). See planting note 6.2 on the submitted landscape plan. This standard is met.

Must be controlled by pruning, trimming, or otherwise so that:

- *It will not interfere with designated pedestrian or vehicular access; and*
- *It will not constitute a traffic hazard because of reduced visibility.*

Response: No landscaping is proposed in a clear vision area, as identified in Figure 73-2, Vision Clearance Area. This standard does not apply.

(2) Fences

Landscape plans that include fences must integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors.

Response: Perimeter fencing is proposed for site security, with portions of the fence adjacent to landscape areas. The site is surrounded by industrial developments and fronts an arterial road that facilitates many vehicular trips per day. There are no designated natural wildlife areas or crossings adjacent to the property. The intent of the fencing is to secure the site and deter unwanted visitors or trespassers, especially as truck traffic utilizes the site for loading and delivery throughout the day. Therefore, the proposed fencing would act to prevent wild animals from entering the industrial site and guide them around the perimeter to safer locations more appropriate for animals. The submitted landscape plans show all proposed fencing locations. This standard is met.

(3) Tree Preservation...

Response: The applicant has identified eight trees 8" or greater in diameter, measured 4' above grade, to be removed (see existing conditions plan sheet V1.10), as reflected in the plans submitted with this application (Exhibit I). Tree removal criteria are addressed under TDC Section 33.110 – Tree Removal Permit/Review at the beginning of this narrative. Construction plans will include protective fencing at locations where existing vegetation and trees can be protected in place during construction.

(4) Grading

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.

Response: Topsoil will be stockpiled during excavation to be used for backfilling of landscape areas (see grading note 6 of sheet C1.20). Additionally, amendments will be added to the topsoil at that time. This criterion is therefore met.

All planting areas must be graded to provide positive drainage.

Response: Per the attached grading plan (see sheet C1.20), the proposed development is designed to provide drainage to the storm conveyance system, which connects to a proposed stormwater detention facility at the north side of the property. Planting areas will be graded to be consistent with the rest of the lots. This standard is met.

Soil, water, plant materials, mulch, or other materials must not be allowed to wash across roadways or walkways.

Response: All soil, plant, and mulching materials will be contained in landscape areas surrounded by curbing and will not cross roadways or walkways. Rain water falling on the proposed development's impervious areas will drain directly to storm drains (see sheet C1.20). This standard is met.

Impervious surface drainage must 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.

Response: As shown on the attached grading plans (see sheet C1.20), drainage on impervious surfaces will be directed to proposed storm drain systems. Catch basins have been placed to minimize overland flow in areas of designated walkways. This criterion is therefore met.

(5) Irrigation

Landscaped areas must be irrigated with an automatic underground or drip irrigation system.

Response: The attached landscape plans include an automatic irrigation system and automatic rain shutoff controller providing 100% head-to-head coverage for all landscaped areas (see planting note 3 of sheet L1.10). This criterion is therefore met.

(6) Re-vegetation in Un-landscaped Areas

Vegetation must be replanted in all areas where vegetation has been removed or damaged in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements.

Response: The applicant proposes developing the entire site, leaving no unoccupied area on the property. A landscape plan is included with the submitted plans (sheet L1.10), which proposes landscaping throughout the site in locations otherwise not occupied by impervious surfaces (showroom, storage, drive aisles, etc.). This standard is therefore met.

Plant materials must be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.

Response: The submitted landscape plan features propose an automatic irrigation system and automatic rain shutoff controller providing 100% head-to-head coverage for all landscaped areas (see planting note 3 of sheet L1.10). The proposed irrigation plan will ensure survival and growth for a minimum of two growing seasons. This criterion is therefore met.

The use of native plant materials is encouraged to reduce irrigation and maintenance demands.

Response: The proposed landscape plan includes as many drought-resistant, native plant materials as feasible. The submitted landscape plan features proposed irrigation (see planting note 3 of sheet L1.10), which provides adequate water to all landscaping materials. This criterion is met.

Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

Response: The project contractor will test and amend the soil as needed to regain infiltration for adequate stormwater storage capacity. This standard is met.

TDC Section 73B.080 Minimum Standards Trees and Plants

The following minimum standards apply to the types of landscaping required to be installed for all zones.

(1) *Deciduous Shade Trees...*

One and on-half inch caliper measured six inches above ground; Balled and burlapped; bare root trees will be acceptable to plant during their dormant season; Reach a mature height of 30 feet or more; Cast moderate to dense shade in summer; Live over 60 years; Do well in urban environments, tolerant of pollution and heat, and resistant to drought; Require little maintenance and mechanically strong; Insect- and disease-resistant; Require little pruning; and Barren of fruit production.

Response: As shown in the proposed landscape plan and identified in the plant material schedule, all proposed deciduous shade trees meet the requirements of this subsection (see sheet L1.10).

(2) *Deciduous Ornamental Trees...*

Response: No deciduous ornamental trees are proposed with the submitted landscape plan. These standards do not apply.

(3) *Coniferous Trees...*

5 feet in height above ground; balled and burlapped; bare root trees will be acceptable to plant during their dormant season; and Healthy, disease-free, damage-free, well-branched stock, characteristic of the species.

Response: Weeping Alaska Cedar is the only coniferous tree proposed with the submitted landscape plan. As reflected on sheet L1.10, the proposed Weeping Alaska Cedars are to be between 6-7' in height at installation, will be balled and burlapped, and will be of high grade, meeting the quality and size standards of the American Standards for Nursery Stock (ANSI Z60, 1-1986, as updated). These standards are met.

(4) *Evergreen and Deciduous Shrubs...*

One to five gallon size; Healthy, disease-free, damage-free, well-branched stock, characteristic of the species; and Side of shrub with best foliage must be oriented to public view.

Response: As shown in the proposed landscape plan and identified in the plant material schedule, all proposed evergreen and deciduous shrubs meet the requirements of this subsection (see sheet L1.10).

(5) *Groundcovers...*

*Fully rooted; Well branched or leafed; Healthy, disease-free, damage-free, well-branched stock, characteristic of the species; and English ivy (*Hedera helix*) is prohibited.*

Response: As shown in the proposed landscape plan and identified in the plant material schedule, no English ivy is proposed, and all groundcovers identified in the plan meet the requirements of this subsection (see sheet L1.10).

(6) *Lawns...*

Consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry; 100 percent coverage and weed free; and Healthy, disease-free, damage-free, characteristic of the species.

Response: As shown in the proposed landscape plan and identified in the plant material schedule, lawn material meets the requirements of this subsection (see sheet L1.10).

Chapter 73C Parking Standards

TDC Section 73C.010 Off-Street Parking and Loading Applicability and General Requirements

- (1) *Applicability. Off-street parking and loading is required to be provided by the owner and/or developer, in all zones, whenever the following occurs:*
 - (a) *Establishment of a new structure or use;*
 - (b) *Change in use; or*
 - (c) *Change in use of an existing structure.*

Response: As this application proposes the establishment of a new structure, the off-street parking and loading requirements are applicable.

- (2) *General Requirements. Off-street parking spaces, off-street vanpool and carpool parking spaces, off-street bicycle parking, and off-street loading berths must be as provided as set forth in TDC 73C.100, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process.*

- (a) *The following apply to property and/or use with respect to the provisions of TDC 73C.100:*
 - (i) *The requirements apply to both the existing structure and use, and enlarging a structure or use;*

Response: This application does not include an existing structure or use, or the enlargement of a structure or use. This standard does not apply.

- (ii) *the floor area is measured by gross floor area of the building primary to the function of the particular use of the property other than space devoted to off-street parking or loading;*

Response: The proposed 4,200-SF wholesale office/showroom building is the building primary to the function of the use of the property. Required off-street parking has been calculated based on the size of the proposed showroom’s gross floor area. This standard is met.

- (iii) *Where employees are specified, the term applies to all persons, including proprietors, working on the premises during the peak shift;*

Response: No employees are specified in this application; therefore, this standard does not apply.

- (iv) *Calculations to determine the number of required parking spaces and loading berths must be rounded to the nearest whole number;*

Response: All parking requirement calculations have been rounded to the nearest whole number. Based on the size of the proposed wholesale showroom structure, no loading berths are required. This standard is met.

- (v) *If the use of a property changes, thereby increasing off-street parking or loading requirements, the increased parking/loading area must be provided prior to commencement of the new use;*

Response: This application does not propose a change in use. This standard does not apply.

- (vi) *Parking and loading requirements for structures not specifically listed herein must be determined by the City Manager, based upon requirements of comparable uses listed;*

Response: The proposed development is for a wholesale sales user, which is specifically listed in this chapter of the Code. Therefore, this standard does not apply.

- (vii) *When several uses occupy a single structure, the total requirements for off-street parking may be the sum of the requirements of the several uses computed separately or be computed in accordance with TDC 73.370(1)(m), Joint Use Parking;*

Response: The proposed development is for a single-use and tenant. Parking has been calculated based on the proposed wholesale sales uses. This standard does not apply.

- (viii) *Off-street parking spaces for dwellings...*

Response: No dwellings are proposed as part of this application. This standard does not apply.

- (ix) *Required parking spaces must be available for the parking of operable passenger automobiles of residents, customers, patrons and employees and must not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business;*

Response: All proposed parking is clearly delineated on the submitted site plan and will always be exclusively reserved for parking. This standard is met.

- (x) *Institution of on-street parking...*

Response: This application does not propose on-street parking; therefore, this standard does not apply.

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

Response: As reflected in the scaled site plan submitted with this application (sheet C1.10), the proposed carpool/vanpool spaces measure 9' in width, thereby meeting this standard. The parking stall length is 17', adjacent to a 6.5' sidewalk that can accommodate bumper overhang. As reflected in the site plan, the two carpool/vanpool spaces are identified by pavement signage. This standard is met.

TDC Section 73C.020 Parking Lot Design Standards

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

- (1) *Off-street parking lot design must comply with the dimensional standards set forth in Figure 73-1;*

Response: As shown in the scaled site plan submitted with this application (sheet C1.10), 19 standard parking stalls measuring 9' x 17' are proposed around the showroom building and are adjacent to a 6.5' walkway that can accommodate vehicle overhang of 1.5', thus meeting the dimensional requirements of Figure 73-1 (minimum dimension of 9' x 18.5'). Eight additional subcompact parking stalls are proposed on the northern side of the north parking lot drive aisle. Per Figure 73-1 subcompact spaces must be 7.7' x 15', at minimum. The proposed subcompact spaces are 9' x 16.5', therefore exceeding the minimum required length and width. This standard is met.

(2) *Parking lot drive aisles must be constructed of asphalt, concrete, or pervious concrete;*

Response: As noted in keynote 12 of the submitted site plan (sheet C1.10), the applicant proposes asphalt paving for the drive aisles. This standard is met.

(3) *Parking stalls must be constructed of asphalt, concrete, pervious concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Pervious surfaces, are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas, or in a Clean Water Services Vegetated Corridor;*

Response: As noted in keynote 13 of the submitted site plan (sheet C1.10), the applicant proposes pavers at the parking stalls, which is an acceptable material per this section. This standard is met.

(4) *Parking lots must be maintained adequately for all-weather use and drained to avoid water flow across sidewalks;*

Response: Vehicle areas will be paved and are designed to drain into catch basins and pipes which will then flow into an on-site water quality and detention facility. This criterion is met.

(5) *Parking bumpers or wheel stops or curbing must be provided to prevent cars from encroaching on adjacent landscaped areas, or adjacent pedestrian walkways.*

Response: Wheel stops and 6"-high curbs are provided to protect pedestrians and landscape materials, as reflected in the submitted site plan. This standard is satisfied.

(6) *Disability parking spaces and accessibility must meet ADA standards applicable at time of construction or alteration;*

Response: Two ADA parking spaces are provided with this development. This criterion is met.

(7) *Parking stalls for sub-compact vehicles must not exceed 35 percent of the total parking stalls required by TDC 73C.100. Stalls in excess of the number required by TDC 73C.100 can be sub-compact stalls;*

Response: The proposed 4,200-SF wholesale sales showroom building requires a minimum of 13 off-street parking spaces and is not subject to a maximum parking limit. (See response to Section 73C.100(1) below.) As shown in the site plan submitted with this application (sheet C1.10), 19 standard parking stalls are proposed adjacent to the showroom building, thus exceeding the minimum requirement. Eight additional sub-compact parking stalls are proposed on the northern side of the north parking lot drive aisle. As these additional subcompact stalls are all in excess of the minimum required number of parking stalls per TDC 73C.100, they are permitted per this subsection. This standard is met.

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

Response: The proposed parking is located over 300' from the right-of-way, down a private access drive. As demonstrated in the submitted site plan, there is adequate space for the maneuvering of trucks and cars internally on-site; no vehicles will need to back into the street with the proposed site layout. This standard is met.

(9) *Drives to off-street parking areas must be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site;*

Response: The existing private access drive design was approved with the lot partition completed in 2002. The service drive is 31' wide, sufficient for the anticipated vehicle trips, and a raised 6" pedestrian walkway is adjacent to the driveway for pedestrians. This criterion is met.

(10) *On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, must have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic; When 90 degree stalls are located on both sides of a drive aisle, a minimum of 24 feet of aisle is required. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, must have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic;*

Response: Each of the drive aisles meets the above-referenced dimensions. As reflected in the submitted site plan (sheet C1.10), the north drive aisle is 24' wide, the west drive aisle is 29.5' wide, and the entrance driveway is 30' wide. This criterion is met.

(11) *Artificial lighting, must be deflected to not shine or create glare in a residential zones, street right-of-way, a Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor;*

Response: The project site does not abut a residential planning district. In addition, the site is set back over 600' from SW Tualatin-Sherwood Road. As shown in the proposed lighting plan and corresponding lighting cut sheets included in the submitted plan set (sheets C1.31 and C1.32), the site lighting fixtures are designed to direct light in the desired area and also include external shields which limit offsite spill and glare. This standard is met.

(12) *Parking lot landscaping must be provided pursuant to the requirements of TDC 73C.200; and*

Response: The proposed parking lot landscaping is designed to the standards of TDC 73C.200, as analyzed in the findings below. This standard is met.

(13) *Except for parking to serve residential uses, parking areas adjacent to or within residential zones or adjacent to residential uses must be designed to minimize disturbance of residents.*

Response: The project site does not abut a residential planning district. This standard does not apply.

TDC Section 73C.030 Shared Parking Requirements

Parking facilities may be shared by users on adjacent parcels if the following standards are met:...

Response: No shared parking is proposed with this application. This section does not apply.

TDC Section 73C.040 Joint Use Parking Requirements

Response: No joint use parking is proposed with this application. This section does not apply.

TDC Section 73C.050 Bicycle Parking Requirements and Standards

(1) *Requirements. Bicycle parking facilities must include:*

(a) *Long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms in which the bicycle is stored;*

(i) *Long-term bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.*

Response: No long-term bicycle parking is proposed with this application. This standard does not apply.

(b) *Short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels.*

Response: Bike parking is provided by a stationary rack affixed to the pavement, ensuring security. The bike rack design accommodates points of contact for the wheels and frame. Five bicycle

parking spaces are provided by the proposed rack, which is covered by the showroom building canopy. See sheet C1.10 for the specific bike parking locations. This standard is met.

(2) *Standards. Bicycle parking must comply with the following:*

(a) *Each bicycle parking space must be at least six feet long and two feet wide, with overhead clearance in covered areas must be at least seven feet;*

Response: As reflected in the submitted scaled site plan (sheet C1.10), the proposed bike rack is surrounded by maneuverable space exceeding 6' x 2'. Additionally, overhead clearance of the building canopy is approximately 9' in height, thus exceeding the 7' requirement. This standard is met.

(b) *A five (5) foot-wide bicycle maneuvering area must be provided beside or between each row of bicycle parking. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;*

Response: Only one bicycle rack is provided, to be located on the east side of the showroom building in an unoccupied walkway/patio area that provides over 5' of maneuvering area for cyclists (see sheet C1.10). This standard is met.

(c) *Access to bicycle parking must be provided by an area at least three feet in width. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;*

Response: The proposed bicycle parking will be placed on the east side of the showroom building, on 2' x 2' architectural slab concrete. As noted on the submitted plan set, the bicycle rack is under the building canopy in an otherwise open area with over 5' lateral clearance on all sides for access. See sheet C1.10 for materials and location.

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

Response: The applicant will provide directional signage for the proposed bike parking prior to occupancy (see keynote 17 of sheet C1.10). This standard is met.

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

Response: The applicant does not propose a form of bicycle parking not specified in the Tualatin Development Code; therefore, this standard does not apply.

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

Response: All bike parking provided on-site will be continually open and accessible, free of charge for cyclists. This standard is met.

(g) *Bicycle parking may be provided within the public right-of-way in the Core Area Parking District subject to approval of the City Engineer and provided it meets the other requirements for bicycle parking; and*

Response: The subject site is not in the Core Area Parking District; therefore, this standard does not apply.

(h) *The City Manager 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 Architectural Review.*

Response: The applicant does not propose a form of bicycle parking not specified in the Tualatin Development Code; therefore, this standard does not apply.

TDC Section 73C.060 Transit Facility Conversion

Parking on existing residential, commercial, and industrial development may be redeveloped as a transit facility as a way to encourage the development of transit supportive facilities such as bus stops and pullouts, bus shelters and park and ride stations. Parking spaces converted to such uses in conjunction with the transit agency and approved through the Architectural Review process will not be required to be replaced.

Response: There is no existing parking on site; therefore, no conversion of parking into a transit facility is proposed. This section does not apply.

TDC Section 73C.100 Off-Street Parking Minimum/Maximum Requirements

(1) *The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except these standards do not apply in the Core Area Parking District. The Core Area Parking District standards are in TDC 73C.110.*

TABLE III-3 OFF-STREET PARKING MINIMUM/MAXIMUM REQUIREMENTS [EXCERPT]				
<i>Use</i>	<i>Minimum Motor Vehicle Parking Requirement</i>	<i>Maximum Motor Vehicle Parking Requirement</i>	<i>Bicycle Parking</i>	<i>Percentage of Bicycle Parking to Be Covered</i>
<i>Industrial</i>				
<i>(lii) Wholesale establishment</i>	<i>3.00 spaces per 1,000 SF of GSF</i>	<i>None</i>	<i>2, or 0.50 spaces per 1,000 SF of GSF, whichever is greater</i>	<i>First 5 spaces or 30%, whichever is greater</i>

Response: The proposed building will accommodate the proposed Wholesale Sales use with a 4,200-SF showroom building (see the Parking Data table on sheet C1.10). The remaining use of the site will be dedicated to accessory storage, which does not require minimum parking. Based on the building’s GFA of 4,200 SF, the project requires a minimum of 13 vehicle parking spaces and two bicycle parking spaces. The submitted site plan includes 27 total vehicle parking spaces. Additionally, five covered bicycle parking stalls are proposed, thus meeting the minimum requirement that the first five spaces be covered. This standard is therefore met.

(2) *In addition to the general parking requirements in subsection (1), the following are the minimum number of off-street vanpool and carpool parking for commercial, institutional, and industrial uses.*

TABLE III-4 REQUIRED VANPOOL OR CARPOOL SPACES	
Number of Required Parking Spaces	Number of Vanpool or Carpool Spaces
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

Response: The proposed 4,200-SF wholesale sales showroom building requires a minimum of 13 vehicle parking spaces per 73C.100(1); therefore, the site requires two vanpool or carpool spaces. Per the attached plan (see sheet C1.10), two carpool/vanpool spaces will be provided adjacent to the northern entrance of the showroom. This standard is met.

TDC Section 73C.110 Core Area Parking District Minimum Parking Requirements

Uses in the Core Area Parking District must comply with the following parking requirements:...

Response: The subject site is not in the Core Area Parking District; therefore, this section does not apply.

TDC Section 73C.120 Off-Street Loading Facilities Minimum Requirements

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

TABLE III-5 OFF-STREET LOADING FACILITIES MINIMUM REQUIREMENTS [EXCERPT]				
Use	Square Feet of Floor Area	Number of Berths	Dimensions of Berth	Unobstructed Clearance of Berth
Industrial	Less than 5,000	0	0	0

Response: The proposed office/wholesale sales building (showroom) is 4,200 SF, which is below the area threshold triggering the requirement for off-street loading facilities. The applicant does not propose any loading berths; therefore, this section does not apply.

TDC Section 73C.130 Parking Lot Driveway and Walkway Minimum Requirements

Parking lot driveways and walkways must comply with the following requirements:

(1) *Residential Use. Minimum requirements for residential uses:...*

Response: This application does not include residential uses; therefore, this standard does not apply.

(2) *Commercial Uses. Ingress and egress for commercial and institutional uses must not be less than the following:...*

Response: This application does not include commercial uses; therefore, this standard does not apply.

(3) *Industrial Use. Ingress and egress for industrial uses must not be less than the following:*

TABLE III-6 PARKING LOT DRIVEWAY AND WALKWAY MINIMUM REQUIREMENTS [EXCERPT]			
Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.
1-250	1	36 feet for first 50' from ROW, 24 feet thereafter	No curbs or walkway required

Response: This application requires a minimum of 13 vehicle parking spaces per 73C.100(1) and provides access from an existing driveway from SW Tualatin-Sherwood Road. The site’s driveway access is 31' in width and was approved to provide shared access to the subject site, Lakeside Lumber, and Arlington Commons as part of a 2002 partition approval (PAR-02-03). The applicant is not proposing to modify the existing driveway width as part of this application. As shown on the site plan C1.10, the access drive to be constructed with this project, on the southernmost end of the existing shared driveway, will be 30' in width and is at least 550' from the right-of-way. This standard does not apply to the existing pavement but is met for the new improvements.

(4) *Institutional Uses. Ingress and egress must not be less than 24 feet. In all other cases, ingress and egress for institutional uses must not be less than the following:*

Response: This application does not include institutional uses; therefore, this standard does not apply.

(5) *One-way Ingress or Egress. When approved through the Architectural Review process, one-way ingress or egress may be used to satisfy the requirements. However, the hard surfaced pavement of one-way drives must not be less than 16 feet for multi-family residential, commercial, or industrial uses.*

Response: No one-way ingress or egress is proposed, and no changes are proposed to the existing driveway. This standard does not apply.

(6) *Maximum Driveway Widths and Other Requirements.*

(a) *Unless otherwise provided in this chapter, maximum driveway widths for Commercial, Industrial, and Institutional uses must not exceed 40 feet.*

Response: As demonstrated in the submitted site plan, the site’s existing access driveway is 31' in width. No modifications are proposed to the entry driveway; therefore, this standard does not apply.

(b) *Driveways must not be constructed within 5 feet of an adjacent property line, unless the two adjacent property owners elect to provide joint access to their respective properties, as provided by TDC73C.040.*

Response: No new or modified driveways are proposed with this application. This standard does not apply.

(c) *The provisions of subsection (b) do not apply to townhouses and duplexes, which are allowed to construct driveways within 5 feet of adjacent property lines.*

Response: No residential uses, including duplexes, are proposed with this application. This standard does not apply.

(d) *There must 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 Manager.*

Response: No new or modified driveways are proposed with this application. This standard does not apply.

(e) *Must comply with the distance requirements for access as provided in TDC 75.*

Response: No new or modified driveways are proposed with this application. This standard does not apply.

(f) *Must comply with vision clearance requirements in TDC 75.*

Response: No new or modified driveways are proposed with this application. This standard does not apply.

TDC Section 73C.200 Parking Lot Landscaping Standards Purpose and Applicability

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

Response: As shown on the attached site plan, the proposed development includes surface vehicle parking and associated circulation areas. Therefore, this section is applicable.

TDC Section 73C.210 Common Wall Parking Lot Landscaping Requirements

Common wall residential uses must comply with the following landscaping requirements for parking lots in all zones:

Response: The proposed use is exclusively wholesale sales; no common wall residential uses are proposed. Therefore, this section does not apply.

TDC Section 73C.220 Commercial Parking Lot Landscaping Requirements

Commercial uses must comply with the following landscaping requirements for parking lots in all zones:

Response: The proposed use is exclusively wholesale sales of building material and equipment, which is an Industrial use per Table 61-1 of Tualatin Development Code; no commercial uses are proposed. Therefore, this section does not apply.

TDC Section 73C.230 Industrial Parking Lot Landscaping Requirements

Industrial uses must comply with the following landscaping requirements for parking lots in all zones.

(1) *General. Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.*

Response: As shown on the attached landscape plans, all vehicle parking and circulation areas will be landscaped to off-street parking lot landscaping standards and meet the above goals. This criterion is therefore met.

(2) *Clear Zone. Clear zone required for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level.*

(a) *Exception: does not apply to parking structures and underground parking.*

Response: No parking structures or underground parking are proposed; therefore, this standard applies. No changes to the driveway entrance are proposed. Per the attached landscape plan (see sheet L1.10), no trees will be planted in the vision clearance areas at the ends of the drive aisle entrances, and shrub species in vision clearance areas of the parking area will be no higher than 30". This criterion is therefore met.

- (3) *Perimeter. Minimum 5 feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following:*

Response: As shown on C1.10, all landscape islands as shown on the site plan exceed 5' in width (they are 8' or wider) and are protected by curbs. The islands include groundcover, shrubs and shade trees, as identified in the following response findings. This standard is met.

- (a) *Deciduous trees located not more than 30 feet apart on average as measured on center;*
- (b) *Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;*
- (c) *Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;*
- (d) *Native trees and shrubs are encouraged; and*
- (e) *Exception: Not required where off-street parking areas on separate lots are adjacent to one another and connected by vehicular access.*

Response: The site's entry driveway is shared by the northern two lots, currently occupied by Lakeside Lumber and Arlington Commons; however, none of the off-street parking areas on these separate lots sharing the same access driveway provide vehicular connections between one another. Exception (e) does not apply.

Per the attached landscape plans, perimeter landscape areas will contain a mix of all the above plantings. Deciduous trees, including scarlet oak, red sunset maple, and greenspire linden, will be spaced 30' on-center for parking and vehicular circulation perimeter landscaping. Green vase zelkova, also a deciduous species, are shown in every landscape island. Proposed shrubs, including Japanese privet and Pacific wax myrtle, are varieties capable of growing to 8' or more in height. Groundcover will be at least one gallon in size at planting and spaced to accommodate their size at maturity, while still providing at least 90% coverage. Plantings will include a mixture of native and drought-tolerant appropriate plants to achieve biodiversity and longevity. The standards of this subsection are met.

- (4) *Landscape Island. Minimum 25 square feet per parking stall must be improved with landscape island areas and must comply with the following.*

Response: As 27 parking stalls are proposed, 675 SF of landscape island area is required. As reflected in the site data table on sheet C1.10, the applicant is proposing 1,435 SF of parking lot landscape area, in conformance with this standard. The proposed parking lot landscaping is designed to meet the standards of this subsection, as noted in the below findings.

- (a) *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;*

Response: The parking lot landscape islands are not designed to function as water quality facilities. Runoff will be collected in storm drains and sent to the proposed stormwater facility on the north side of the property. This subsection is not applicable.

- (b) *Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;*

Response: As reflected in the submitted site plan, wheel stops and 6"-high curbs are provided to protect pedestrians and landscape materials. The parking lot landscape islands do not function as water quality facilities; therefore, curb cuts are not necessary or proposed. This standard is satisfied.

- (c) *Islands must be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns;*

Response: As shown on C1.10 and the other site plans and landscape plans, aisle end landscaping is incorporated into the design of the parking area, ensuring protection of vehicles and providing direction for vehicular circulation patterns. This criterion is met.

(d) *Landscape separation required for every eight continuous spaces in a row;*

Response: As reflected on sheet C1.10 of the submitted plans, the proposed parking lot configuration does not propose more than seven consecutive parking stalls without landscape separation. This standard is met.

(e) *Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot;*

Response: As 27 parking stalls are proposed, seven deciduous shade trees are required within the landscape island areas. As shown on L1.10, eight Zelkova serrata trees are proposed in the parking area. This standard is met.

(f) *Must be planted with groundcover or shrubs;*

Response: As reflected in the submitted landscape plan (sheet L1.10), groundcover and shrubs, as identified in the plant material schedule, are proposed in all landscape areas. This standard is met.

(g) *Native plant materials are encouraged;*

Response: As reflected in the submitted landscape plan (sheet L1.10), native plant materials are proposed when feasible. This standard is met.

(h) *Landscape island areas with trees must be a minimum of 5 feet in width (from inside of curb to curb);*

Response: As shown in the scaled landscape plan submitted with this application (sheet L1.10), all landscape islands with trees maintain a width of at least 8', thus exceeding the minimum 5' required per this subsection. This standard is met.

(i) *Required plant material in landscape islands must achieve 90 percent coverage within three years; and*

Response: Species, quantities and spacing of landscape materials have been specified in order to achieve 90% coverage within three years. This standard will be met.

(j) *Exception: Landscape square footage requirements do not apply to parking structures and underground parking.*

Response: No parking structures or underground parking is proposed. This exception does not apply.

(5) *Landscaping Along Driveway Access. For lots with 12 or more parking spaces:*

(a) *Landscape area at least five (5) feet in width on each side of an accessway;*

Response: No changes are proposed to the driveway access point from SW Tualatin-Sherwood Road. This standard does not apply.

(b) *Landscape area must extend 30 feet back from the property line; and*

Response: No changes are proposed to the driveway access point from SW Tualatin-Sherwood Road. This standard does not apply.

- (c) *Exceptions: does not apply to parking structures and under-ground parking which must be determined through the Architectural Review process.*

Response: No parking structures or underground parking is proposed. This exception does not apply.

TDC Section 73C.240 Institutional Parking Lot Landscaping Requirements

Institutional uses must comply with the following landscaping requirements for parking lots in all zones.

Response: The proposed use is exclusively wholesale sales of building material and supplies, which is an Industrial use per Table 61-1 of Tualatin Development Code; no institutional uses are proposed. Therefore, this section does not apply.

Chapter 73D Waste and Recyclables Management Standards

TDC Section 73D.010 Applicability and Objectives

- (1) *Applicability. The requirements of this Chapter apply to all new or expanded:*
- (a) *Common wall residential developments containing five or more units;*
 - (b) *Commercial developments;*
 - (c) *Industrial developments; and*
 - (d) *Institutional developments.*

Response: This application proposes new industrial development; therefore, the standards of this section apply.

- (2) *Objectives. Mixed solid waste and source separated recyclable storage areas should be designed to the maximum extent practicable to:*
- (a) *Screen elements such as garbage and recycling containers from view;*
 - (b) *Ensure storage areas are centrally located and easy to use;*
 - (c) *Meet dimensional and access requirements for haulers;*
 - (d) *Designed to mitigate the visual impacts of storage areas;*
 - (e) *Provide adequate storage for mixed solid waste and source separated recyclables; and*
 - (f) *Improve the efficiency of collection of mixed solid waste and source separated recyclables.*

Response: The mixed solid waste and recycling storage area is designed to achieve the objectives of this section. Conformance with the standards of this section are discussed below in the response findings to the following standards, which support these objectives.

TDC Section 73D.020 Design Methods

An applicant required to provide mixed solid waste and source separated recyclables storage areas must comply with one of following methods:

- (1) *The minimum standards method in TDSC 73D.030;*
- (2) *The waste assessment method in TDC 73D.040;*
- (3) *The comprehensive recycling plan method in TDC 73D.050; or*
- (4) *The franchised hauler review method in TDC 73D.060.*

Response: The applicant is opting to conform with the minimum standards method, as outlined in TDC 73D.030. Response findings addressing compliance with the applicable standards are included, below.

TDC Section 73D.030 – Minimum Standards Method.

This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

- (1) *The size and location of the storage area(s) must be indicated on the site plan. Requirements are based on an assumed storage area height of four feet for mixed solid waste and source separated recyclables. Vertical storage higher than four feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans must include drawings to illustrate the layout of the storage area and dimensions for containers.*

Response: The mixed solid waste and recycling storage area is identified in the submitted site plan (sheet C1.10) as keynote 26. Additional trash enclosure details are included on sheet A8.1, reflecting the proposed enclosure's architectural design. Two four-yard containers are proposed in the waste and recycling storage area, both of which are 4.5' in height and will be screened by the proposed 8' enclosure walls. This standard is met.

- (2) *The storage area requirement is based on uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use must be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building must be the sum of the area of each use. Minimum storage area requirements by use is as follows:*

- (a) *Common wall residential 5-10 units must provide 50 square feet.*
- (b) *Common wall residential greater than 10 units must provide 50 square feet plus an (additional 5 square feet per unit above 10.*
- (c) *Commercial, industrial, and institutional developments must provide a minimum storage area of 10 square feet plus:*
 - (i) *Office - 4 square feet/1000 square feet gross leasable area (GLA);*
 - (ii) *Retail - 10 square feet/1000 square feet GLA;*
 - (iii) *Wholesale/ Warehouse/ Manufacturing - 6 square feet/1000 square feet GLA;*
 - (iv) *Educational and Institutional - 4 square feet/1000 square feet GLA; and*
 - (v) *All other uses- 4 square feet/1000 square feet GLA.*

Response: This application proposes a 4,200-SF industrial wholesale sales building; therefore, the required minimum storage area is 10 SF plus 6 SF per 1,000 SF of GLA (totaling 36 SF). As shown in the submitted site plan (sheet C1.10), the proposed waste storage area is approximately 255 SF, thereby exceeding the minimum 36 SF area required. This standard is met.

- (3) *Mixed solid waste and source separated recyclables storage areas for multiple tenants on a single site may be combined and shared.*

Response: The subject site and proposed development do not include multiple tenants; therefore, this standard does not apply.

TDC Section 73D.070 – Location, Design and Access Standards.

The following location, design, and access standards are applicable to all storage areas:

(1) *Location Standards.*

- (a) *The storage area for source separated recyclables may be collocated with the storage area for mixed solid waste.*

Response: The applicant proposes collocating the recyclables and mixed solid waste storage area, in conformance with this standard.

- (b) *Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.*

Response: The applicant is proposing only one waste storage area for the site, for the storage of both mixed solid waste and recyclables, which is consistent with the standards of this subsection.

- (c) *Exterior storage areas must:*

- (i) *Be located in central and visible locations on the site to enhance security for users;*

Response: The mixed solid waste and recycling storage area is sited in the southwestern corner of the site (sheet C1.10), between the proposed storage structure (to the north) and the material bays (to the east). The proposed location of the trash enclosure is visible to vehicles entering the site and appropriately spaced from other site activities, avoiding potential conflicts. The trash area will be used by employees of the 4,200-SF building, 11,700-SF metal building, and storage yards. The proposed location is convenient to serve all areas of the site and located close to the storage yard where trash items may be larger and more difficult to transport. This standard is met.

- (ii) *Be located in a parking area; and*

Response: The proposed trash enclosure is located adjacent to a paved vehicle area. The primary on-site parking area is small, relative to the total site area, and concentrated around the wholesale showroom building. Placement of the trash enclosure within the parking area would potentially result in conflicts between passenger vehicles and the waste hauler vehicles accessing the enclosure. The trash enclosure is proposed on the southwest corner of the site, accessible through the paved yard west of the building. The paved yard, while not designated for parking, is to be used for truck traffic and other vehicular movement for the transport of bricks and pavers. The proposed trash enclosure location is directly accessible from the site's entrance and is more appropriate for large truck access than the comparatively smaller passenger vehicle area.

- (iii) *Not be located within a required front yard setback or in a yard adjacent to a public or private street.*

Response: The proposed waste and recycling enclosure is located over 40' from the western (side) property line and over 50' from the southern (rear) property line. Neither the western nor southern property line is a front yard or adjacent to a public or private street. This standard is met.

(2) *Design Standards.*

- (a) *The dimensions of the storage area must accommodate containers consistent with current methods of local collection at time of construction or alteration.*

Response: The proposed mixed solid waste and recyclables enclosure interior is 17'-4" x 14'-8" and is capable of housing two four-yard storage containers, which is sufficient for the waste collection needs of the user, Mutual Materials. A service provider letter from waste hauler Republic Services is included with this submittal as Exhibit H, confirming the proposed location and dimensions of the waste enclosure are consistent with the current methods of local collection. This standard is met.

(b) *Indoor and outdoor storage areas must comply with Oregon Building and Fire Code requirements.*

Response: The mixed solid waste and recycling storage area is designed by a licensed architect, in conformance with Oregon Building and Fire Code requirements. The enclosure will be included in the building permit submittal, which will confirm compliance with the Building Code. This standard is met.

(c) *Exterior storage areas must be enclosed by a sight obscuring fence or wall at least 6 feet in height.*

Response: The mixed solid waste and recycling storage area is enclosed by an 8'-tall concrete masonry wall on its north, west and south sides. The east side features a sight-obscuring galvanized metal gate. Architectural details of the proposed enclosure are reflected on sheet A8.1 of the submitted plan set. This standard is met.

(d) *Evergreen plants must be placed around the enclosure walls, excluding the gate or entrance openings for common wall, commercial, and institutional developments.*

Response: The proposed development is industrial in nature, and does not include common wall, commercial, or institutional uses. This standard does not apply.

(e) *Gate openings for haulers must be a minimum of 10 feet wide and must be capable of being secured in a closed and open position.*

Response: As reflected in the scaled site plan submitted with this application (sheet C1.10), as well as the architectural details for the enclosure on sheet A8.1, the gate opening is 14'-8" wide. The proposed gate is capable of both being locked and propped open. The standards of this section are met.

(f) *Horizontal clearance must be a minimum of 10 feet and a vertical clearance of 8 feet is required if the storage area is covered.*

Response: The mixed solid waste and recycling storage area is not covered. This standard does not apply.

(g) *A separate pedestrian access must also be provided in common wall, commercial, and institutional developments.*

Response: The proposed development is industrial in nature, and does not include common wall, commercial, or institutional uses. This standard does not apply.

(h) *Exterior storage areas must have either a concrete or asphalt floor surface.*

Response: As noted in the trash enclosure plan, which is included in the Republic Services Approval Letter (Exhibit H), the waste enclosure includes a reinforced 5" concrete slab. This standard is met.

(i) *Storage areas and containers must be clearly labeled to indicate the type of material accepted.*

Response: The waste enclosures will be labeled to indicate acceptable materials, in conformance with this subsection. This standard is met.

(3) *Access Standards.*

(a) *Storage areas must be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.*

- (b) *Storage areas must be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access.*
- (c) *Storage areas must be accessible to hauler trucks without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius must be provided to allow hauler trucks to safely exit the site in a forward motion.*

Response: The proposed waste enclosure is sited in the southwest corner of the site, which is separated from SW Tualatin-Sherwood Road by more than 600'. The proposed location is appropriately adjacent to a large truck drive area and provides sufficient spacing from the entry drive aisle to prevent any backing movements that would interfere with other site traffic or vehicle maneuvering. See sheet C1.10 and V1.10 of the submitted plans for the proposed location and distance from the right-of-way and site driveway. This standard is met.

- (d) *Storage areas must [be] located so that pedestrian and vehicular traffic movement are not obstructed on site or on public streets adjacent to the site.*

Response: See sheet C1.10 of the submitted plan for the proposed location, which is sited in the southwest corner of the site and an adequate distance from the right-of-way, on-site vehicular drive aisles and parking, as well as pedestrian walkways. This standard is met.

- (e) *The following is an exception to the access standard:*
 (i) *Access may be limited for security reasons.*

Response: The applicant is not requesting limited access for security reasons. This exemption does not apply.

Public Facilities Approval

TDC Section 74.120 Public Improvements

- (1) *Except as specially provided, all public improvements must be installed at the expense of the applicant. All public improvements installed by the applicant must be constructed and guaranteed as to workmanship and material as required by the Public Works Construction Code prior to acceptance by the City. Work must not be undertaken on any public improvement until after the construction plans have been approved by the City Manager and a Public Works Permit issued and the required fees paid.*

Response: Existing SW Tualatin-Sherwood Road is a Washington County roadway facility that has been fully constructed to the County's standards. The site's frontage is limited to the shared driveway approach for the subject property and the northern two lots that were created by a 2002 partition. Per the previous (expired) Architectural Review staff report for this site (AR 08-13), the City of Tualatin confirmed Washington County submitted a response to the City regarding the proposed Mutual Materials wholesale development and indicated no traffic/roadway improvements were required (see Exhibit C). At the pre-application meeting for this project (March 20, 2019), City staff indicated no public improvements would be required. Therefore, no public improvements are anticipated with this application. This section is not applicable.

TDC Section 74.130 Private Improvements.

All private improvements must be installed at the expense of the applicant. The property owner must retain maintenance responsibilities over all private improvements

Response: It is noted that all private improvements must be installed at the expense of the applicant and maintained by the property owner.

TDC Section 74.140 Construction Timing

- (1) *All the public improvements required under this chapter must 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 must 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.*

Response: All public and private improvements will be completed and accepted by the City prior to issuance of a certificate of occupancy. These standards are met.

Fire and Life Safety

TMC Section 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.*

Response: The submitted plan set includes the location of existing and proposed fire hydrants (sheets C1.10 and C1.30). The applicant will submit plans that comply with fire protection requirements as determined through the Building Division and TVF&R. This criterion can be satisfied through building permit review.

Transportation

TDC Section 74.210 Minimum Street Right-of-Way Widths

The width of streets in feet must 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 must not be less than the minimums indicated in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G.

Response: The site has frontage along SW Tualatin-Sherwood Road, limited to the driveway approach for the shared accessway. No modifications are proposed or required for the site's driveway approach or adjacent right-of-way. This section is not applicable.

TDC Section 74.310 Greenway, Natural Area, Bike, and Pedestrian Path Dedications

- (1) *Areas dedicated to the City for Greenway or Natural Area purposes or easements or dedications for bike and pedestrian facilities during the development application process shall be surveyed, staked and marked with a City approved boundary marker prior to acceptance by the City.*

Response: The site does not contain nor does it directly abut any designated greenway, natural area, or bike and pedestrian facility. This criterion and the criteria in this section are therefore not applicable.

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.*

Response: A 20' private utility easement exists over the access driveway, as well as along the northern property line, as part of previous development (see Exhibit E). Public utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electrical lines and other public utilities will be granted to the City as needed. This criterion can be satisfied through conditions of approval.

- (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.*

Response: A 20' private utility easement exists over the access driveway, as well as along the northern property line, as part of previous development (see Exhibit E). Public utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electrical lines and other public utilities will be granted to the City as needed. This criterion can be satisfied through conditions of approval.

- (5) *The width of the public utility easement shall meet the requirements of the Public Works Construction Code. All subdivisions and partitions shall have a 6-foot public utility easement adjacent to the street and a 5-foot public utility easement adjacent to all side and rear lot lines.*

Response: Utility easements meeting the requirements of the Public Works Construction Code will be granted to the City as needed. This criterion can be satisfied through conditions of approval.

TDC Section 74.410 Future Street Extensions...

Response: Existing SW Tualatin-Sherwood Road, from which the site takes access, has been fully constructed to Washington County's standards. No future planned streets impact the subject site; therefore, no extensions are applicable to this application. This section does not apply.

TDC Section 74.425 Street Design Standards

Response: No street improvements are required or proposed; therefore, the street design standards of this section do not apply.

TDC Section 74.430 Streets, Modifications of Requirements in Cases of Unusual Conditions

Response: No street improvements are required or proposed; therefore, the street modification requirements and standards of this section do not apply.

TDC Section 74.440 Streets, Traffic Study Required

Response: A traffic study completed for CUP-08-02, the 2008 Conditional Use Permit approval for Mutual Materials on the subject site, determined the intersection of SW 112th Avenue/SW Avery Street/SW Tualatin-Sherwood Road maintained adequate capacity in post-development situations. A Trip Generation Letter is included with this submittal as Exhibit K, which notes the proposed Mutual Materials site is expected to generate a total of 16 PM peak hour trips and 205 daily trips. It is estimated that 35% of the site trips will travel to and from the west on SW Tualatin-Sherwood Road. The peak hour of the site occurs outside the typical peak hours of analysis, which helps to reduce the site's impacts on the surrounding transportation system.

TDC Section 74.450 Bikeways and Pedestrian Paths

- (1) *Where proposed development abuts or contains an existing or proposed bikeway, pedestrian path, or multi-use path, as set forth in TDC Chapter 11, Transportation Figure 11-4, the City may require that a bikeway, pedestrian path, or multi-use path be constructed, and an easement or dedication provided to the City.*

Response: The site takes access from SW Tualatin-Sherwood Road, which is a roadway with bike lanes and sidewalks per Transportation Figure 11-4. However, the site's SW Tualatin-Sherwood Road frontage is limited to a driveway approach that interrupts the referenced pedestrian and bike facilities. Therefore, the criteria in this section are not applicable.

TDC Section 74.470 Street Lights

Response: No street improvements are required or proposed, including the inclusion of new street lights; therefore, the street standards of this section do not apply.

TDC Section 74.475 Street Names.

Response: No new or modified street names are proposed with this application; therefore, the standards of this section do not apply.

TDC Section 74.480 Street Signs.

Response: No street improvements are required or proposed, including the inclusion of new street signs; therefore, the standards of this section do not apply.

TDC Section 74.485 Street Trees

Response: No street improvements are required or proposed, including the inclusion of new street trees; therefore, the standards of this section do not apply.

TDC Section 74.765 Street Tree Species and Planting Locations

Response: No street improvements are required or proposed, including the inclusion of new street trees; therefore, the standards of this section do not apply.

Access Management

TDC Section 75.070 Existing Driveways and Street Intersections.

- (1) *Existing driveways with access onto arterials on the date this chapter was originally adopted are allowed to remain. If additional development occurs on properties with existing driveways with access onto arterials then this Chapter applies and the entire site must be made to conform with the requirements of this chapter.*

Response: The site has existing driveway access onto SW Tualatin-Sherwood Road, which is an arterial. No modifications to the existing driveway configuration are proposed, and development will occur substantially similarly to the previous land use approval, for which the existing driveway was deemed acceptable. This standard is met.

- (2) *The City Manager may restrict existing driveways and street intersections to right-in and right-out by construction of raised median barriers or other means.*

Response: The site's access is on SW Tualatin-Sherwood Road, which is under Washington County's jurisdiction. This standard does not apply.

Water

TDC 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.*

Response: Stubs for both 2" domestic water and 8" fire water are provided to the site via an existing 20'-wide utility easement. See Utility Plan (sheet C1.30) for proposed connections to these existing stubs. This standard is met.

- (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.*

Response: The site abuts developed property to the north and west, the Oregon Electrical Railroad to the south, and an undeveloped property to the east. It is assumed that future utility access for the property to the east is via its access driveway to the north and will not be provided through this site.

- (3) *As set forth [in] TDC Chapter 12, Water Service, the City has three water service levels. All development applicants must 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 must 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.*

Response: Based on Map 12-1 in TDC Chapter 12, the site is located in both Pressure Zone A and Pressure Zone B. This criterion is noted.

TMC 3-3.040 Separate Services Required

- (2) *For nonresidential uses, separate meters shall be provided for each structure.*

Response: The project consists of two buildings, but water service is only needed to one (the 4,200-SF primary building). This criterion is therefore not applicable.

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.

Response: The Utility Plan, which includes the site's water line, was designed in conformance with the City of Tualatin's Public Works standards. See sheet C1.30 for the proposed water line construction and installation design. This criterion is met.

TMC 3-3.120 Backflow Prevention Devices and Cross-Connections

(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:*

(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.*

Response: Per the attached site utility plan (see Sheet C1.30), there are two existing vaults near the site entrance at SW Tualatin-Sherwood Road, one for fire water and one for domestic water, that will be furnished with backflow devices as part of this project. The irrigation point of connection, with backflow, is located closer to the main drive aisle for the site. This criterion is therefore met.

(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.*

Response: See Utility Plan (sheet C1.30) for location of irrigation point of connection and double check valve assembly. This criterion is met.

Sanitary Sewer

TDC 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.*

Response: Sanitary sewer for the proposed building will be provided via the existing 8" line stubbed to the property; see sheet C1.30. This criterion is therefore met.

(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 upstream 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.*

Response: The site abuts developed property to the north and west, the Oregon Electrical Railroad to the south, and an undeveloped property to the east. The applicant understands that future utility access for the property to the east is via its own access driveway to the north, so utility services will not be provided by way of the subject property.

TMC 3-2-160 Construction Standards.

All sewer 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 sewer line,

the extension shall be carried to the opposite property line or to such other point as determined by the Public Works Director.

Response: The Utility Plan, which includes the site's sanitary sewer line, was designed in conformance with the City of Tualatin's Public Works standards. See sheet C1.30 for the proposed sanitary sewer line construction and installation design. This criterion is met.

Storm Drainage & Water Quality

TDC 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.*

Response: Stormwater from the building and all impervious surfaces on-site will be collected and conveyed to a combined stormwater quality and detention facility at the northeast corner of the site (see Sheet C1.30). The existing storm line providing service to the site was installed with a manhole within the public utility easement for cleanout access. A Preliminary Drainage Report is included with this Architectural Review application (Exhibit J). This criterion is therefore met.

- (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 (TMC 3-5).*

Response: The proposed stormwater facility is designed to detain stormwater such that the post-development runoff rates for the 2-year, 10-year, and 25-year, 24-hour storm events do not exceed predeveloped runoff rates for the same storm events. The contribution from this site to the existing storm system is therefore unchanged, and the condition is met.

- (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.*

Response: The site abuts developed property to the north and west, the Oregon Electrical Railroad to the south, and an undeveloped property to the east. The applicant understands that future utility access for the property to the east is via its own access driveway to the north, so utility services will not be provided by way of the subject property.

TDC 74.640 Grading

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

Response: The proposed grading plan minimizes the impact of stormwater runoff to adjacent properties and allows adjacent properties to drain as they did before the development. The site is graded toward catch basins and curb breaks that outfall to a stormwater facility at the northeast corner of the site. This criterion is therefore met.

- (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 materials from the development site.*

Response: This criterion is not applicable as this site does not require foundation drainage.

TDC 74.650 Water Quality, Stormwater Detention and Erosion Control

- (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 stormwater 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.*

Response: Stormwater from the building and all impervious surfaces on-site will be collected and drain to a combined stormwater quality and detention facility in the north central part of the site (see sheet C1.30). A Preliminary Drainage Report showing compliance with the Surface Water Management Ordinance is included with the Architectural Review application (see Exhibit J). A Stormwater Connection permit from Clean Water Services will be obtained.

- (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.*

Response: A stormwater facility agreement will be submitted for the on-site stormwater quality and detention facility prior to issuance of a Public Works Permit. Erosion and sediment control plans will also be submitted the with Public Works Permit application. This criterion will be met.

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](#):

- (1) *Construction of permanent on-site stormwater quantity detention facilities designed in accordance with this title;*
 (2) *Enlargement of the downstream conveyance system in accordance with this title and the Public Works Construction Code;*
 (3) *The payment of a Storm and Surface Water Management System Development Charge, which includes a water quantity component designated to meet these requirements.*

Response: A permanent on-site stormwater quantity detention facility is proposed with this development, as reflected in the submitted site plans included with this report (Exhibit I). This standard is met.

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 ¼ 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.

If the increase in surface waters leaving a development will cause or contribute to damage from flooding, then the identified capacity deficiency shall be corrected prior to development or the development must construct onsite detention. To determine if the runoff from the development will cause or contribute to damage from flooding the City Engineer will consider the following factors:

- (1) The potential for or extent of flooding or other adverse impacts from the run-off of the development on downstream properties;
- (2) The potential for or extent of possibility of inverse condemnation claims;
- (3) Incremental impacts of runoff from the subject and other developments in the basin; and
- (4) Other factors that may be relevant to the particular situation.

The purpose of the City Engineer's review is to protect the City and its inhabitants from the impacts or damage caused by runoff from development while recognizing all appropriate limitations on exactions from the development.

Response: The proposed stormwater facility is designed to detain stormwater such that the post-development runoff rates for the 2-year, 10-year, and 25-year, 24-hour storm events do not exceed predeveloped runoff rates for the same storm events. These standards are met. TMC 3-5-220 Criteria for Requiring On-Site Detention to be Constructed

- (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.

Response: The proposed stormwater facility is designed to detain stormwater such that the post-developed runoff rates for the 2-year, 10-year, and 25-year, 24-hour storm events do not exceed pre-developed runoff rates for the same storm events. This criterion is therefore met.

- (2) There is an identified regional detention site within the boundary of the development.

Response: The site is not the location for a regional stormwater detention facility. This criterion is not applicable.

TMC 3-5-230 On-Site Detention Design Criteria

- (1) Unless designed to meet the requirements of an identified downstream deficiency as defined in TMC 3-5.210, stormwater quantity onsite detention facilities shall be designed to capture run-off so the run-off rates from the site after development do not exceed predevelopment conditions, based upon a 25-year, 24-hour return storm.

Response: The proposed stormwater facility is designed to detain stormwater such that the post-developed runoff rates for the 2-year, 10-year, and 25-year, 24-hour storm events do not exceed pre-developed runoff rates for the same storm events; see attached Preliminary Drainage Report (Exhibit J). This criterion is therefore met.

- (2) *When designed to meet the requirements of an identified downstream deficiency as defined in TMC 3-5.210, stormwater quantity on-site detention facilities shall be designed such that the peak runoff rates will not exceed predevelopment rates for the 2 through 100 year storms, as required by the determined downstream deficiency.*

Response: The proposed stormwater facility is designed to detain stormwater such that the post-developed runoff rates for the 2-year, 10-year, and 25-year, 24-hour storm events do not exceed pre-developed runoff rates for the same storm events, and is not designed as the result of an identified downstream deficiency. This criterion is therefore not applicable.

- (3) *Construction of on-site detention shall not be allowed as an option if such a detention facility would have an adverse effect upon receiving waters in the basin or subbasin in the event of flooding, or would increase the likelihood or severity of flooding problems downstream of the site.*

Response: No adverse effects on receiving waters in the basin or sub-basin are anticipated per the Preliminary Drainage Report (see Exhibit J). This criterion is therefore met.

TMC 3-5-240 On-Site Detention Design Method

- (1) *The procedure for determining the detention quantities is set forth in Section 4.4 Retention/Detention Facility Analysis and Design, King County, Washington, Surface Water Design Manual, January, 1990, except subchapters 4.4.5 Tanks, 4.4.6 Vaults and Figure 4.4.4G Permanent Surface Water Control Pond Sign. This reference shall be used for procedure only. The design criteria shall be as noted herein. Engineers desiring to utilize a procedure other than that set forth herein shall obtain City approval prior to submitting calculations utilizing the proposed procedure.*

Response: This criterion is understood.

- (3) *All developments other than single family and duplex, whether residential, multi-family, commercial, industrial, or other uses, the sizing of stormwater quantity detention facilities shall be based on the impervious area to be created by the development, including structures and all roads and impervious areas which are assessed a surface water management monthly fee under Unified Sewerage Agency rules. Impervious surfaces shall be determined based upon building permits, construction plans, site visits or other appropriate methods deemed reliable by City.*

Response: Per the attached plans (see Sheet C1.10), 147,464 SF of impervious area is proposed. This is the quantity also used in the preliminary Drainage Report (see Exhibit J).

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.

Response: No wetlands exist on-site, and the proposed water quality facility is not sited within the defined area of a created wetland. This standard is met.

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.

Response: A Public Works Permit will be obtained subsequent to Architectural Review approval. This criterion is noted.

TMC 3-5-340 Inspection Reports

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.

Response: A Water Quality Permit will be obtained subsequent to Architectural Review approval and prior to other construction permits. This criterion is noted.

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.

Response: The combined stormwater facility is designed as an extended dry basin per Clean Water Services Design and Construction Standards (2017) Section 4.05.3, which meets the criteria for removing 65% of the total phosphorus from all newly constructed impervious surfaces. This criterion is therefore met.

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.

Response: The combined stormwater facility is designed to provide water quality for a dry weather storm event totaling 0.36" of precipitation falling in four hours with an average storm return period of 96 hours. See the attached Preliminary Drainage Report for calculations (Exhibit J). This criterion is met.

TMC 3-5-380 Criteria for Granting Exemptions to Construction of On-Site Water Quality Facilities

A regional public facility may be constructed to serve private non-residential development provided:

- (1) The facility serves more than one lot; and*
- (2) All owners sign a stormwater facility agreement; and*
- (3) Treatment accommodates reasonable worst case impervious area for full build-out, stormwater equivalent to existing or proposed roof area is privately treated in LIDA facilities, and any detention occurs on each lot.*

Response: The project does not propose a regional public facility. This criterion is therefore not applicable.

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.*

Response: The stormwater quality facility permit will include the required materials of, and meet the standards within, items (1) through (4) of TMC 3-5-390. These standards will be met upon submittal of the stormwater quality facility permit.

TMC 3-5-430 Placement of Water Quality Facilities

No water quality facilities shall be constructed within the defined area of existing or created wetlands unless a mitigation action is approved by the City, and is constructed to replace the area used for water quality.

Response: No wetlands exist on-site, and the proposed water quality facility is not sited within the defined area of a created wetland. This standard is met.

Undergrounding Utilities

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.*

Response: All proposed utilities will be placed underground in accordance with this requirement, as reflected in the proposed utility plan (sheet C1.30). Surface-mounted transformers will be screened by a 6'-tall block wall (keynote 7 of sheet C1.10). This criterion is therefore met.

- (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.*

Response: There are no existing overhead utilities abutting the site. This criterion is therefore not applicable.

IV. SUMMARY

This application demonstrates that the proposed site plan and industrial buildings meet all applicable Architectural Review and Engineering standards. The development will be compatible with current and existing surrounding uses, and is designed to comply with the zoning requirements of the General Manufacturing Planning District. This application complies with City requirements, will result in economic growth for the area, and merits approval as requested.