



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

PROPOSAL NAME HEDGES D

PROPOSAL SUMMARY (Brief description)
A NEW ONE-STORY 67,000 SF BUILDING 'SHELL' WITH POSSIBLE 2ND STORY ADDITION AS T.I. A T.I. PERMIT IS REQUIRED FOR OCCUPANCY.

PROPERTY INFORMATION ADDRESS NOT ASSIGNED. LOCATION IS THE WEST
 Location (address if available): TERMINATION OF SE 115TH ST. W. OF SE AMY STREET.
 Tax Map & Lot #(s): R2198560 2S127BA-00800 Planning District: MG
 Total site size: 9.447 ACRES Developed Undeveloped

APPLICANT/CONTACT INFORMATION
 Applicant or Primary Contact Name: MAC MARTIN OF HEDGES D, an LLC
 Mailing Address: P.O. BOX 15523
 City/State: SEATTLE, WA Zip: 98115
 Phone: (206) 399-6676 Email: MacMartin18@gmail.com
 Applicant's Signature: *Mac Martin* Date: 12/9/2019

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

PROPERTY OWNER/DEED HOLDER INFORMATION (Attach list if more than one)
 Name: HEDGES D, an LLC
 Mailing Address: (SAME AS CONTACT)
 City/State: _____ Zip: _____
 Phone: _____ Email: _____
 Property Owner Signature: _____ Date: _____

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

- LAND USE APPLICATION TYPE**
- Architectural Review (AR)
 - Minor Variance (MVAR)
 - Historic Landmark (HIST)
 - Tree Removal (TCP)
 - Interpretation (INT)
 - Other _____

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

HEDGES D

CITY OF TUALATIN FACT SHEET

General

Proposed use: LIGHT INDUSTRIAL, INCLUDING OFFICE & STORAGE.			
Site area:	9.447	acres	Building footprint: 66,887 sq. ft.
Development area:	4.998	acres	Paved area: 123,113 sq. ft.
	217,713	Sq. ft.	Development area coverage: %

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) MANUF. @ 1.6 /1000 GFA = 96 MIN. OFC. @ 2.7 /1000 GFA = 46 MIN. @ /1000 GFA = Total parking required: 142 spaces ADA accessible = 7 Van pool = 6 Compact = (max. 35% allowed) 50 = Loading berths = 3	Spaces provided: 275 Total parking provided: spaces Standard = 247 ADA accessible = 7 Van pool = 7 Compact = 28 Loading berths = 5
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Bicycles

Covered spaces required: 5	Covered spaces provided: 8
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Landscaping

Landscaping required: 12.5 % of dvpt. area 217,713 => Square feet 27,214	Landscaping provided: 12.8 % of dvpt. area * 27,916 Square feet
Landscaped parking island area required: %	Landscaped parking island area provided: %

Trash and recycling facility

Minimum standard method: 407 square feet	SEE NOTES A1.1 * PLUS 193,799 SF OF TRACT D
Other method:	RED'D // 600SF PROVIDED square feet

For commercial/industrial projects only

Total building area: 66,887 sq. ft.	2 nd floor: 7 sq. ft.
Main floor: 66,887 sq. ft.	3 rd floor: 7 sq. ft.
Mezzanine: 7 sq. ft.	4 th floor: 7 sq. ft.

For residential projects only

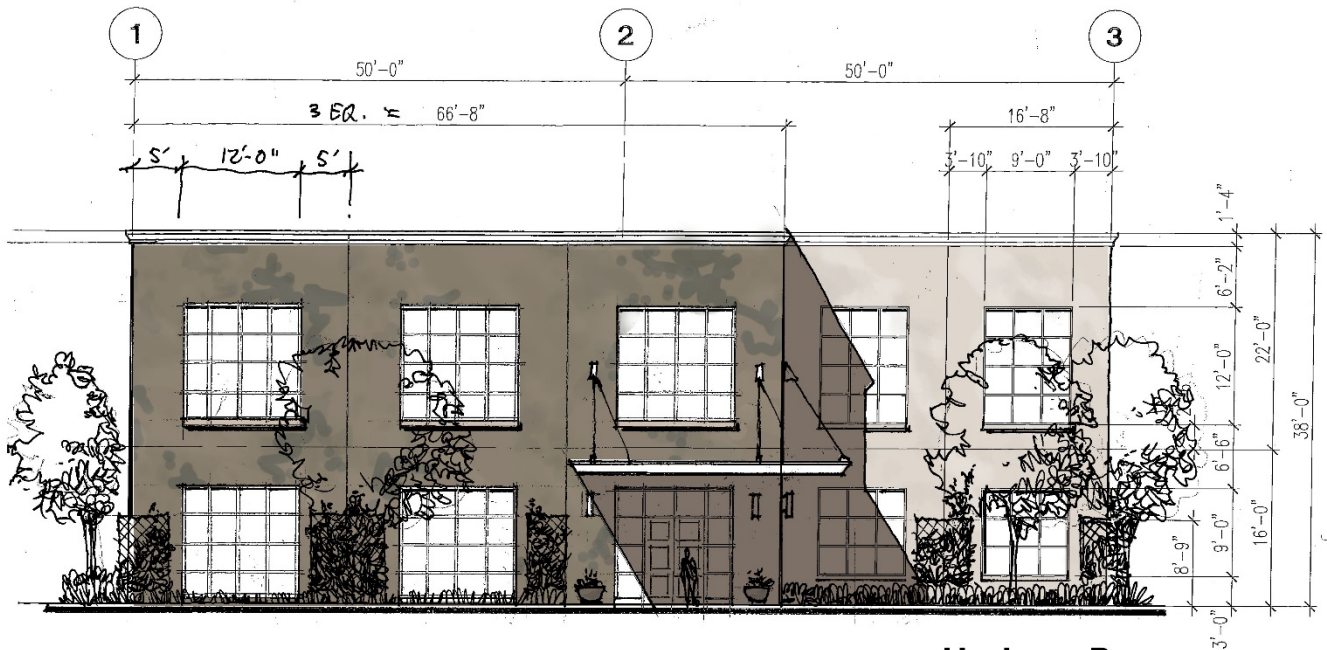
Number of buildings: 1	Total sq. ft. of buildings: 66,887 sq. ft.
Building stories: 1	



Hedges D

December 2019

12xxx SW 115th Avenue (West termination of 115th, address unassigned)
Tualatin, OR 97061



East Entry Elevation (of North Wing)

Hedges D

Conceptual colored elevation of the building entry that is first seen as you enter the site. The minimalist architectural language recalls industrial buildings from an earlier age, including the narrow gridded fenestration and the rich palette of stained concrete walls contrasting with “silver” coping, flashing, and windows. Green walls are part of the design, where eventual climbing vegetation will cover much of the facades for a unique industrial building appearance (climbing vegetation not shown here).

Architectural Review Narrative:

Project Description: The applicant, Hedges D, LLC, requests approval for an approximately 64,000 gross square-foot industrial building on an unimproved 9.447-acre property located at the west termination of a private road called SW 115th Street (aka Haul Road). The site is comprised of the buildable portion, Lot 12, and the sensitive area/vegetated corridor, Tract D; along with access rights from what is now known as SW 115th Street. Access to SW 115th street is from SW Amu Street to SW 112th Street and the nearby SW Tualatin Sherwood Road.

The proposed Hedges D is a new one-story building “shell” with a possible partial mezzanine addition as a TI, with no industrial tenant identified yet. Located on improved land in Franklin Industrial Park, Hedges D gets its name from the adjacent Hedges Creek. The “D” designates it as the fourth contiguous industrial building by this ownership team in Franklin Business Park. Hedges A & B are the adjacent previous buildings in stained precast concrete walls and steel structure, and Perlo Construction occupies B. Hedges C is a large metal skinned structure currently under construction, and will be occupied by Machine Sciences at opening. The other contiguous building built by this ownership is Industry Restaurant on Tualatin-

Sherwood Road and SW 112th Avenue. This is a much smaller and more intimate building that is a popular restaurant serving the area with a coffee shop and catering services.



Hedges A is a 2015 adjacent example of the development team’s adjacent projects, showing the high quality of the work in concept and execution. This includes 12” stained precast concrete wall, substantial recessed windows for natural light and façade relief, quality lighting fixtures, substantial landscaping, and concrete drive entries and pedestrian paths. Lower soil bearing led the team to choose a lighter steel structure with metal skin for Hedges C, but the quality remains in a different material and aesthetic. Landscaping will be similar on Hedges D.



DW Fritz Building at 27200 SW Parkway Avenue in Wilsonville is another excellent example of this ownership’s work with stained concrete building facades. We show this image because here the ivy was encouraged to climb the walls. Hedges D proposes green walls as part of the architecture, and they will also encourage ivy climbing the walls.

Hedges D uses include office, light manufacturing, and storage, which all meet current MG (General Manufacturing) zoning. The building is stained concrete walls with metal roof structure, and will include extensive natural light from skylights and windows. Parking and access surround the building, and parking ratios are appropriate for the uses - including a possible future second floor mezzanine as a TI. The floor plan has two wings connected in the center, so call it an "H" shaped plan. The entries face east, and this building is planned for one or two separate tenants. If separate tenants, a shared service dock area is possible. Service docks are concealed on the west end between two wings, where they are not visible to the public. Interior tenant improvements are required for the buildings to be occupied, but the exterior will be complete with utilities, parking, sidewalks, exterior lighting, and landscaping finished and ready for move-in. The preference is a single industrial high-tech tenant, but the building is designed for flexible leasing options over time.

The Hedges D site is unique because it is at the termination of SW 115th Street and is surrounded by wide natural areas, including on-site no-build areas on all sides called Sensitive Area/Vegetated Corridors on our survey. This means that Hedges D is a destination building seldom that is seen by the general public, but users of the building will enjoy restful natural outlooks on all sides. The owners propose a distinctive strong design that recalls industrial buildings from an earlier age in the fenestration and a minimalist palette of stained concrete walls and silver colored metal coping, flashing, and windows. Green walls are included in the design.

Surrounding Uses: Surrounding uses are generally natural no-build areas, transitioning to include a variety of industrial uses

North: General Manufacturing (MG)

- One-story industrial buildings

West: General Manufacturing (MG)

- Hedges Creek Greenway
- Undeveloped property

East: General Manufacturing (MG)

- SW 115th Street
- Two-story industrial building (under construction)

South: General Manufacturing (MG)

- Hedges Creek Greenway
- Undeveloped property

Previous Land Use Actions: The site has been subject to the following previous land use actions:

- SB-97-03 Franklin Business Park No. 4- Replat of a portion of Lot 4 recorded with Washington County as Document No. 2008010869
- PTA-99-06 Applied the Industrial Business Park Overlay (IBPO) District to the Franklin Business Park AR-99-23 Franklin Business Park Bldgs A, B & C (Withdrawn and not constructed)

Project Schedule:

- A pre-application/scoping conference for this project was held November 2018 with Tualatin Planner Erin Engman attending.
- A neighborhood/developer meeting—as required by Tualatin Development Code (TDC) 31.063—was held on April 15, 2019. Documentation of this meeting is included in the submittal package.
- The proponent's general plan is to obtain the relevant entitlement and building permits in 2020, and begin building shell & site work construction late 2020 or 2021.

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

- B.** TDC Chapter 61: General Manufacturing Planning District
- C.** TDC Chapter 63: Industrial Uses & Utilities & Manufacturing Zones—Environmental Regulations
- D.** TDC Chapter 69: Industrial Business Park Overlay Planning District
- E.** TDC Chapter 72: Natural Resource Protection Overlay District
- F.** TDC Chapter 73: Community Design Standards
- G.** TDC Chapter 74: Public Improvement Requirements

TDC Chapter 61: General Manufacturing Planning District

CHAPTER 61 - GENERAL MANUFACTURING ZONE (MG)

TDC 61.100. - Purpose.

*The purpose of this zone is to provide areas of the City that are suitable for a wide range of heavier manufacturing and processing activities, including those of a more intense nature and impact than the uses allowed in the Light Manufacturing (ML) Planning Zone. Industrial uses that are environmentally adverse or pose a hazard to life and safety are prohibited. A limited amount of commercial service and other support uses are permitted as regulated by the Commercial Services Overlay zone and the Limited Commercial Setback. **Acknowledge, this describes our anticipated uses.***

TDC 61.200. - Use Categories.

- (1) *Use Categories. Table 61-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the MG zone.*

Our anticipated uses on the table (permitted outright in each case):

- **Office (that supports the industrial product).**
- **Educational (training rooms that support the product).**
- **Heavy or light manufacturing.**
- **Warehouse.**
- **Retail or Showroom per TDC 61.210.**

TDC 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 five percent of the gross floor area of the building and does not exceed 1,500 square feet. **Acknowledge.***

(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:*

(a) *Office Uses. Office uses must not exceed 25 percent of the total gross floor area of all buildings on the lot or parcel. **Acknowledge.***

(b) *Retail Sales and Services, Eating and Drinking Establishments, or Other Educational and Vocational Services. Permitted uses in these categories, as specified in Table 61-1, are subject to the following additional standards:*

(i) *Maximum Size. The use must not exceed 5,000 square feet for any individual use or a total of 20,000 square feet of all retail or service uses on the lot or parcel. **Acknowledge.***

(ii) *Spacing Standard. Uses must not be located within 80 feet of a Residential Zone. Uses must not be located within 80 feet of SW Tualatin-Sherwood Road right-of-way. **Not applicable.***

(iii) *Access Standard. If located in a stand-alone building, the uses must not have direct access onto any arterial or collector street. **Acknowledge.***

TDC 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](#).

*Lot Size & Dimensions: **Acknowledge – we meet the standards.***

*Minimum Setbacks: **Acknowledge – we easily meet the standards because of the sensitive area/vegetated corridors that surround our site.***

*Structure Height: **Acknowledge – we easily meet the standards.***

TDC 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. **Acknowledge.**

TDC Chapter 63: INDUSTRIAL USES AND UTILITIES AND MANUFACTURING ZONES— ENVIRONMENTAL REGULATIONS

TDC 63.010. - Purpose. The purpose of this section is to protect the public health, safety and general welfare by applying environmental regulations to all industrial uses and utilities, and manufacturing planning districts in the City. These environmental regulations are also intended to protect natural areas from the adverse effects of industrial development. It is intended that the following standards provide statutory authority for the enforcement of regulations relating to noise, vibration, air quality, odors, heat, glare and lighting, storage and stored materials, liquid and solid waste materials, and dangerous substances.

TDC 63.020. - Applicability. The regulations of this Chapter apply to:

- (1) All industrial uses and utilities, regardless of the Planning District in which they are located, and
- (2) All Manufacturing Planning Districts, regardless of the use category. **Acknowledge.**

TDC 63.051. - Noise. All uses and development must comply with the Oregon State Department of Environmental Quality standards relating to noise and the City of Tualatin noise ordinance in, TMC 6-14. **Acknowledge, the tenant is not known at this time so it is difficult to address specifically.**

TDC 63.052. - Vibration. Restrictions. All uses and development must not cause or permit ground vibration into the property of another person that exceeds the limits set forth below in this section (not included). **Acknowledge, the tenant is not known at this time so it is difficult to address specifically.**

TDC 63.053 - Air Quality.

(1) Restrictions. All uses and development must comply with the most recent air quality standards adopted by the Oregon Department of Environmental Quality. Plans of construction and operations must comply with the recommendations and regulations of the State Department of Environmental Quality. **Acknowledge.**

(2) Method of Measurement. All measurements of air pollution must be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods or measurement approved by the City. Upon request of the City, persons responsible for a suspected source of air pollution must provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

Acknowledge.

TDC 63.054. - Odors. All uses and development must not emit odors in such quantities as to create a nuisance condition at any point beyond the subject property line of the emitting use. **Acknowledge, the tenant is not known at this time so it is difficult to address specifically.**

TDC 63.055. - Heat and Glare.

(1) All uses and development must conduct all operations producing heat or glare entirely within an enclosed building.

(2) All uses and development may utilize exterior lighting, but the exterior lighting must be screened, baffled or directed away from residential planning districts. **Acknowledge. Our exterior lighting fixtures all include glare cut-off baffles.**

TDC 63.056. - Storage and Stored Materials.

(1) All uses and development must store all materials, including wastes, in a manner that will not attract or aid the propagation of insects or rodents, or in any other way create a health or safety hazard. **Acknowledge.**

(2) All uses and development that utilize open storage that would otherwise be visible at the property line must conceal it from view at the abutting property line by a sight obscuring fence not less than six feet high and not accessible to the general public to protect public safety. **Acknowledge. No open storage is requested in this permit.**

TDC 63.057. - Liquid or Solid Waste Materials.

All uses and development are prohibited from disposing waste onto the site or into adjacent drainage ditches, creeks or other natural waterways in violation of State of Oregon DEQ standards, Clean Water Services Standards, City Standards, or in a manner that causes harm to wildlife. **Acknowledge.**

TDC 63.058. - Dangerous Substances.

All uses and development are prohibited from the storage, transfer, or processing of hazardous, toxic, or radioactive waste. **Acknowledge.**

TDC Chapter 69: Industrial Business Park Overlay Planning District

TDC 69.010. - Purpose. The purpose of this district is to recognize and accommodate the changing Industrial Commercial marketplace by allowing mixed uses within the context of an enforceable Master Plan reviewed and approved during Architectural Review. Industrial uses are emphasized, but office and selected service and retail uses are allowed through the operation of the Industrial Business Park Overlay District. A second purpose of this district is to recognize that it is not necessarily appropriate to assume that all industrial, office, service and retail uses are incompatible and, therefore, must be separated based on planning districts. The Industrial Business Park Overlay District allows flexibility in the uses permitted for selected General Manufacturing (MG) District areas. Further, the purpose of this district is to allow selected retail and service uses that are supportive of and secondary to the industrial and office uses.

TDC 69.040. - Implementation of the Industrial Business Park Overlay District. At the time of application for Architectural Review, the applicant shall state in writing if the proposed project is to be developed under the provisions of the Industrial Business Park Overlay District. Selection of the overlay district is at the option of the developer and application of the overlay district shall be implemented upon the developer's statement as part of the Architectural Review application. No public hearing shall be held to decide to apply the overlay district. The overlay district shall only be used in conjunction with the selected MG District areas. The Architectural Review decision may include conditions of approval in accordance with TDC 73.055. The proponent acknowledges this section, and declines to have this project developed under the provisions of this overlay district.

TDC Chapter 72: Natural Resource Protection Overlay District (NPRO)

TDC 72.010. - Purpose.

(1) To identify and protect by preservation and conservation the designated significant natural resources and Other Natural Areas. The designated significant natural resources are greenways and natural areas, which include the riparian areas and scenic areas of the Tualatin River and certain creeks and drainage swales, wetlands, upland forests, meadows, fish and wildlife resources, and the geologic features of the Tonquin Scablands. Significant Natural Resources are identified on the Significant Natural Resource List and Map TDC 72.013 and Map 72-3, TDC). The significant natural resources designated for protection are shown on Map 72-1, TDC. Other Natural Areas are identified on Figure 3-4 of the Parks and Recreation Master Plan. Our 4.45-acre Tract D is recognized as a sensitive area/vegetated corridor, which must be preserved. The owners propose that Clean Water Services improve and maintain the vegetated corridor using their fee-in-lieu process. The owners also propose that they landscape and maintain the sensitive (or buffer) area portion (adjacent to lot 12) after receiving approval from Clean Water Services on the landscape plan. At AR submittal we are not proposing landscaping on Tract D, pending discussions with Clean Water Services on this proposal.

.(2) To provide sufficient area for stormwater runoff to reduce flood hazards and enhance water quality. **Acknowledge.**

(3) To provide public access to scenic and riparian areas, where appropriate, by designating pedestrian and bicycle path locations. **Acknowledge.**

(4) To provide specific design standards for development adjacent to, and within, greenways and natural areas in order to preserve and conserve them, and provide mechanisms for the granting of easements or dedications for Greenways, and Natural Areas while allowing reasonable economic development of property adjacent to the greenways and natural areas. **Acknowledge.**

TDC 72.056. - Vegetated Corridors of Sensitive Areas. Lands subject to these regulations are also subject to the regulations in the Unified Sewage Agency's Design and Construction Standards. **Acknowledge.**

TDC 72.060. - Development Restrictions in Greenways and Natural Areas.

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

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

(a) Public bicycle or pedestrian ways, subject to the provisions of TDC 72.070. **We will work with CWS on possible pedestrian recreation paths in the sensitive area as a possible amenity.**

(b) Public streets, including bridges, when part of a City approved transportation plan, and public utility facilities,

(f) Landscaping, when part of a landscape plan approved through the Architectural Review process. City initiated landscape projects are exempt from the Architectural Review process. Landscaping in Greenways and Natural Areas shall comply with the approved Plant List in the Parks and Recreation Master Plan. When appropriate, technical advice shall be obtained from the Oregon Department of Fish and Wildlife, U.S. Soil Conservation

Service, or similar agency, to ensure the proposed landscaping will enhance the preservation of any existing fish or wildlife habitats in the vicinity. **Acknowledge.**

(g) Wildlife protection and enhancement, including the removal of non-native vegetation and replacement with native plant species. **Acknowledge.**

(h) Except in Wetland Natural Areas, public boating facilities, irrigation pumps, water-related and water-dependent uses including the removal of vegetation necessary for the development of water-related and water-dependent uses, and replacement of existing structures with structures in the same location that do not disturb additional riparian surface. **Acknowledge.**

(i) In Wetland Natural Areas, perimeter mowing and other cutting necessary for hazard prevention.

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

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

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

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

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

Acknowledge.

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

TDC 72.070. - General Guidelines for Pedestrian and Bike Paths in Greenways. To construct bike and pedestrian paths in greenways, the developer of the path shall adhere to the following guidelines, wherever practicable: **Acknowledge. We no intentions to construct bike or pedestrian paths in Tract D.**

TDC 72.085. - Landscaping Credit within Commercial and Industrial Planning Districts Adjacent to Greenways and Natural Areas.

(1) When a property owner in a Commercial, Institutional, or Industrial Planning District dedicates to the City a portion of the NRPO District, an Other Natural Area or vegetated corridor located within or adjacent to the NRPO District in accordance with a City-approved landscape plan, a Greenway and Natural Area Landscaping Credit shall be applied toward a portion of the site's percentage landscaping requirement. **We are taking the landscape percentage credit – see our calculations.**

(2) The amount of the Greenway and Natural Area Landscaping Credit shall be as provided in TDC Chapter 73. The applicant must meet all landscaping requirements in this Code to the satisfaction of the Planning Director through the Architectural Review process. **Acknowledge.**

TDC 72.090. - Reduction in Setback Requirements. When a property owner in a IN, CO, CR, CO/MR, ML, or MG Planning District dedicates to the City land in the NRPO District or Other Natural Area, a bikeway or pedestrian path facility, or a vegetated corridor located within or adjacent to the NRPO District, the minimum front yard setback may be reduced through the AR process as provided in Chapters 50, 51, 52, 55, 60, and [61](#). **Acknowledge, and we are not requesting setback reduction.**

TDC 72.120. - Wetlands Protection District. In cases where land within the NRPO District is also within the Wetlands Protection District, [Chapter 71](#), any development permitted by TDC [72.060](#) shall be subject to the provisions of [Chapter 71](#). **Acknowledge. We are working with Clean Water Services on Tract D per our response on TDC 72.010 above.**

TDC 72.150. - Modifications for Storm Drainage Improvements. Nothing in this chapter shall prohibit the City or any property owner from altering, enlarging, straightening, piping, or otherwise modifying a creek channel in the NRPO District upon a finding by the City Engineer that such modification is necessary for maintaining the ability of the creek to transmit storm water run-off. **Acknowledge.**

General Purpose and Objectives of Site and Building Design Standards

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

(1) Purpose. The purpose of the site and building design objectives and standards found in TDC [73A](#) through TDC [73G](#) is to promote functional, safe, innovative, and attractive sites and buildings that are compatible with the surrounding environment, including, but not limited to:

(a) The building form, articulation of walls, roof design, materials, and placement of elements such as windows, doors, and identification features; and Following high quality previous developments in Tualatin and Wilsonville by this owner, this will be another distinctive building design in unusually dense and generous landscaping. The minimalist architectural language recalls industrial buildings from an earlier age, including the narrow gridded fenestration and the rich palette of stained concrete walls contrasting with “silver” coping, flashing, and windows. Green walls are a major part of the design, where eventual climbing vegetation will cover much of the facades for a unique industrial building appearance.

(b) The placement, design, and relationship of proposed site elements such as buildings, vehicular parking, circulation areas, bikeways and bike parking, accessways, walkways, buffer areas, and landscaping. This is a destination site not seen from a public street and surrounded by landscaping, and will be over 50% in dense landscaping. Visitors will find the entries visible as they arrive, generous parking and pathways, and service screened from view in the back.

(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; The submittal is for a building shell and site work with a TI required prior to occupancy. The building is very flexible to accommodate a variety of tenants over the years. The preference is a single tenant, but it easily accommodates two separate tenants in the two wings, each tenant could sublet further.

(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; See TDC 72.010., 1.

(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. There are no existing trees to preserve. See TDC 72.010., 1.

Industrial Design Standards

TDC 73A.400. - Industrial Design Standards.

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

(1) Walkways. Commercial development must provide walkways as follows:

(a) Walkways must be a minimum of five feet in width; We provide the minimum 5' of width plus the allowance for car overhangs, and certain main entry walks are widened to be more gracious.

(b) Walkways must be constructed of asphalt, concrete, or a pervious surface such as pavers or grasscrete (not gravel or woody material); Ours are concrete and/or asphalt.

(c) Walkways must meet ADA standards applicable at time of construction or alteration; We comply.

(e) Walkways through parking areas, drive aisles, and loading areas must be visibly raised and of a different appearance than the adjacent paved vehicular areas; We comply and slopes are modest.

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

(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. With no adjoining public ROW, we expect bikes to use our lightly traveled on-site private drives that serve only our building.

(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; **We comply.**

(b) Locate windows and interior lighting to enable surveillance of interior activity from the public right-of-way; **Acknowledge, although there is no interior tenant improvements proposed. That is by separate permit when tenant is determined.**

(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; **We comply – see our exterior lighting plan.**

(d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services; and **We comply – only one building proposed.**

(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 six foot tall security fence or wall. **Acknowledge.**

(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; **Acknowledge.**

(b) Outdoor storage must be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping; and **Acknowledge – no outdoor storage proposed.**

(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. **Acknowledge.**

(6) Adjacent to Transit. Industrial development adjacent to transit must comply with the following: **No adjacent transit.**

CHAPTER 73B - LANDSCAPING STANDARDS

TDC 73B.010. - Landscape Standards Purpose and Objectives.

(1) Purpose. The purpose of this Chapter is to establish standards for landscaping within Tualatin in order to enhance the environmental and aesthetic quality of the City.

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

(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.

TDC 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:

Zone	Minimum Area Requirement*	Minimum Area Requirement with dedication for a fish and wildlife habitat*
(1) RL, RML, RMH, RH and RH/HR zones—Permitted Uses	None	None
(2) RL, RML, RMH, RH and RH/HR zones—Conditional Uses, except Small Lot Subdivisions	25 percent of the total area to be developed	20 percent of the total area to be developed
(3) CO, CR, CC, CG, ML and MG zones except within the Core Area Parking District—All uses	15 percent of the total area to be developed	12.5 percent of the total area to be developed
(4) CO, CR, CC, CG, ML and MG zones within the Core Area Parking District—All uses	10 percent of the total area to be developed	7.5 percent of the total area to be developed
(5) IN, CN, CO/MR, MC and MP zones—All uses	25 percent of the total area to be developed	22.5 percent of the total area to be developed
(6) Industrial Business Park Overlay District and MBP—must be approved through Industrial Master Plans	20 percent of the total area to be developed	Not applicable

* For properties within the Hedges Creek Wetland Protection District which have signed the "Wetlands Mitigation Agreement," the improved or unimproved wetland buffer area may reduce the required landscaping to 12.5 percent as long as all other landscape requirements are met. **We will accept this reduction & meet the other landscape requirements.**

TDC 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. **We will comply on Lot 12.**

(i) This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement. **Our 4.45-acre Tract D is recognized as a sensitive area/vegetated corridor, which must be preserved. The owners propose that Clean Water Services improve and maintain the vegetated corridor using their fee-in-lieu process. The owners also propose that they landscape and maintain the sensitive (or buffer) area portion (adjacent to lot 12) after receiving approval from Clean Water Services on the landscape plan. At AR submittal we are not proposing landscaping on Tract D, pending discussions with Clean Water Services on this proposal.**

(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: **We comply.**

(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.

(c) Five-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 eight feet.

TDC 73B.070. - Minimum Landscaping Standards for All Zones. The following are minimum standards for landscaping for all zones.

<p>(1) Required Landscape Areas Acknowledge all.</p>	<ul style="list-style-type: none"> • Must be designed, constructed, installed, and maintained so that within three years the ground must be covered by living grass or other plant materials. • The foliage crown of trees cannot be used to meet this requirement. • A maximum of ten percent of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone. • Must be installed in accordance with the provisions of the American National Standards Institute ANSI A300 (Part 1) (Latest Edition). • 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.
<p>(2) Fences None proposed.</p>	<ul style="list-style-type: none"> • 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.
<p>(3) Tree Preservation Acknowledge all.</p>	<ul style="list-style-type: none"> • Trees and other plant materials to be retained must be identified on the landscape plan and grading plan. • During construction: <ul style="list-style-type: none"> ○ Must provide above and below ground protection for existing trees and plant materials identified to remain; ○ Trees and plant materials identified for preservation must be protected by chain link or other sturdy fencing placed around the tree at the drip line; ○ If it is necessary to fence within the drip line, such fencing must be specified by a qualified arborist; ○ Top soil storage and construction material storage must not be located within the drip line of trees designated to be preserved; ○ Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip-line area, such grading, paving, trenching, boring, digging, or similar encroachment must only be

	<p>permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met; and</p> <ul style="list-style-type: none"> ○ Tree root ends must not remain exposed. <ul style="list-style-type: none"> ● Landscaping under preserved trees must be compatible with the retention and health of the preserved tree. ● When it is necessary for a preserved tree to be removed in accordance with TDC 33.110 (Tree Removal Permit) the landscaped area surrounding the tree or trees must be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, landscape materials. Native trees are encouraged ● 100 percent of the area preserved under any tree or group of trees (Except for impervious surface areas) retained in the landscape plan must apply directly to the percentage of landscaping required for a development
(4) Grading Acknowledge all.	<ul style="list-style-type: none"> ● 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. ● All planting areas must be graded to provide positive drainage. ● Soil, water, plant materials, mulch, or other materials must not be allowed to wash across roadways or walkways. ● 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.
(5) Irrigation Acknowledge all.	<ul style="list-style-type: none"> ● Landscaped areas must be irrigated with an automatic underground or drip irrigation system.
(6) Re-vegetation in Un-landscaped Areas Acknowledge all.	<ul style="list-style-type: none"> ● 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. ● Plant materials must be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons. ● The use of native plant materials is encouraged to reduce irrigation and maintenance demands. ● Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

TDC 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 Acknowledge all.	<ul style="list-style-type: none"> ● 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.
(2) Deciduous Ornamental Trees Acknowledge all.	<ul style="list-style-type: none"> ● 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; and Healthy, disease-free, damage-free, well-branched stock, characteristic of the species
(3) Coniferous Tree Acknowledge all.s	<ul style="list-style-type: none"> ● Five 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.
(4) Evergreen and Deciduous Shrubs Acknowledge all.	<ul style="list-style-type: none"> ● 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.

(5) Groundcovers Acknowledge all.	<ul style="list-style-type: none"> Fully rooted; Well branched or leafed; Healthy, disease-free, damage-free, well-branched stock, characteristic of the species; and English ivy (<i>Hedera helix</i>) is prohibited.
(6) Lawns Acknowledge all.	<p>Consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry; 100 percent coverage and weed free; and</p> <p>Healthy, disease-free, damage-free, characteristic of the species.</p>

CHAPTER 73C - PARKING STANDARD

In General

Parking Lot Landscaping

TDC 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; **Acknowledge.**

(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. **Acknowledge all below in this section – except as noted:**

(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;
- (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;
- (iii) Where employees are specified, the term applies to all persons, including proprietors, working on the premises during the peak shift; **No specific tenants identified yet.**
- (iv) Calculations to determine the number of required parking spaces and loading berths must be rounded to the nearest whole number;
- (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;
- (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;
- (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;
- (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;
- (xi) Required vanpool and carpool parking must meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

TDC 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: **Acknowledge all below in this section – we have added a few clarifications:**

- (1) Off-street parking lot design must comply with the dimensional standards set forth in Figure 73-1;
- (2) Parking lot drive aisles must be constructed of asphalt, concrete, or pervious concrete;
- (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;
- (4) Parking lots must be maintained adequately for all-weather use and drained to avoid water flow across sidewalks;
- (5) Parking bumpers or wheel stops or curbing must be provided to prevent cars from encroaching on adjacent landscaped areas, or adjacent pedestrian walkways.
- (6) Disability parking spaces and accessibility must meet ADA standards applicable at time of construction or alteration;
- (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;

- (8) Groups of more than four 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;
- (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;
- (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;
- (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; **Our site lighting has glare control devices so our lighting does not intrude into our Clean Water Services Vegetated Corridor – see our lighting plan.**
- (12) Parking lot landscaping must be provided pursuant to the requirements of TDC [73C.200](#); and
- (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. **We are not adjacent to residential zones. TDC 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. **Our proposal anticipates interior long-term secure bike storage as a TI when tenant and TI Architects are known, and will be part of the TI permit for occupancy.**
 - (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. **Short-term covered and lockable bike racks are near the lobby for each building wing. Bike calculations are on A1.1 Site Plan.**
- (2) Standards. Bicycle parking must comply with the following: **Acknowledge all in this section on standards.**
 - (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;
 - (b) A five-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;
 - (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;
 - (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;
 - (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;
 - (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;
 - (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. j

TDC 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](#).

USE	MINIMUM MOTOR VEHICLE PARKING	MAXIMUM MOTOR VEHICLE PARKING	BICYCLE PARKING	PERCENTAGE OF BICYCLE PARKING
e) Commercial				

USE	MINIMUM MOTOR VEHICLE PARKING	MAXIMUM MOTOR VEHICLE PARKING	BICYCLE PARKING	PERCENTAGE OF BICYCLE PARKING
(vi) General office	2.70 spaces per 1,000 square feet of gross floor area	Zone A: 3.4 spaces per 1,000 square feet of gross floor area Zone B: 4.1 spaces per 1,000 square feet of gross floor area	2, or 0.50 spaces per 1,000 gross square feet, whichever is greater	First ten spaces or 40 percent, whichever is greater
f) Industrial				
(i) Manufacturing	1.60 spaces per 1,000 sf of gross floor area	None	2, or 0.10 spaces per 1,000 gross sf, whichever is greater	First five spaces or 30 percent, whichever is greater
(ii) Warehousing	0.30 spaces per 1,000 sf of gross floor area	Zone A: 0.4 spaces per 1,000 square feet of gross floor area Zone B: 0.5 spaces per 1,000 square feet of gross floor area	2, or 0.10 spaces per 1,000 gross square feet, whichever is greater	First five spaces or 30 percent, whichever is greater

In calculating our parking requirements, we chose to design to the minimum for office use and manufacturing vehicle parking (highlighted). These are the most likely scenarios we predict for our future tenants, and from our past experience this will provide more than enough parking long term.

(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. We comply – see sheet A1.1.

TDC 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: We comply and include two extra loading berths over minimum – see sheet A1.1.

TDC 73C.130. - Parking Lot Driveway and Walkway Minimum Requirements. Parking lot driveways and walkways must comply with the following requirements:

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

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

This section does not apply because our site is accessed from a private drive and our lot is 400' west of the nearest ROW. That said, our access is excellent because you drive straight into the site with excellent visibility of other vehicles.

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

(1) Purpose. The goals of the off-street parking lot standards are to create shaded areas in parking lots, to reduce glare and heat buildup, provide visual relief within paved parking areas, emphasize circulation patterns, reduce the total number of spaces, reduce the impervious surface area and stormwater runoff, and enhance the visual environment. The design of the off-street parking area must be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics. **Acknowledge.**

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

TDC 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. **Acknowledge.**

(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 eight feet as measured from the ground level. **Acknowledge.**

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

- (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.
- (4) **Landscape Island.** Minimum 25 square feet per parking stall must be improved with landscape island areas and must comply with the following. **Acknowledge all in this section.**
- (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;
 - (b) Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;
 - (c) Islands must be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns;
 - (d) Landscape separation required for every eight continuous spaces in a row;
 - (e) Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot;
 - (f) Must be planted with groundcover or shrubs;
 - (g) Native plant materials are encouraged;
 - (h) Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);
 - (i) Required plant material in landscape islands must achieve 90 percent coverage within three years; and
 - (j) Exception: Landscape square footage requirements do not apply to parking structures and underground parking.
- (5) **Landscaping Along Driveway Access.** For lots with 12 or more parking spaces: **Acknowledge all in this section.**
- (a) Landscape area at least five (5) feet in width on each side of an accessway;
 - (b) Landscape area must extend 30 feet back from the property line; and

CHAPTER 73D - WASTE AND RECYCLABLES MANAGEMENT STANDARDS

TDC 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](#); **We selected this method.**

TDC 73D.030. - Minimum Standards Method.

(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 seven 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.

Acknowledge – see sheet A1.1.

(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:

(c) Commercial, industrial, and institutional developments must provide a minimum storage area of ten square feet plus: **Acknowledge – see sheet A1.1.**

- (i) Office—Four square feet/1,000 square feet gross leasable area (GLA);
- (ii) Retail—Ten square feet/1,000 square feet GLA;
- (iii) Wholesale/Warehouse/Manufacturing—Six square feet/1,000 square feet GLA;
- (iv) Educational and Institutional—Four square feet/1,000 square feet GLA; and
- (v) All other uses—Four square feet/1,000 square feet GLA.

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

TDC 73D.070. - Location, Design and Access Standards. The following location, design, and access standards are applicable to all storage areas:

(2) Design Standards. Acknowledge all in this section.

- (a) The dimensions of the storage area must accommodate containers consistent with current methods of local collection at time of construction or alteration. **Our design has been reviewed and approved by Republic Services.**
- (b) Indoor and outdoor storage areas must comply with Oregon Building and Fire Code requirements.
- (c) Exterior storage areas must be enclosed by a sight obscuring fence or wall at least six feet in height.
- (d) Evergreen plants must be placed around the enclosure walls, excluding the gate or entrance openings for common wall, commercial, and institutional developments.
- (e) Gate openings for haulers must be a minimum of ten feet wide and must be capable of being secured in a closed and open position.
- (f) Horizontal clearance must be a minimum of ten feet and a vertical clearance of eight feet is required if the storage area is covered.
- (g) A separate pedestrian access must also be provided in common wall, commercial, and institutional developments.
- (h) Exterior storage areas must have either a concrete or asphalt floor surface. **Ours is concrete.**
- (i) Storage areas and containers must be clearly labeled to indicate the type of material accepted.

(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. **Our design has been reviewed and approved by Republic Services.**
- (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.
- (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.

CHAPTER 74 - PUBLIC IMPROVEMENT REQUIREMENTS

- In General*
- Improvements*
- Right-of-Way*
- Easements and Tracts*
- Utilities*

IN GENERAL

TDC 74.010. - Purpose. The City's Community Plan sets forth the requirements for providing adequate transportation and utility systems to serve the community's present and future needs. Land development without adequate transportation and utility systems will adversely affect the overall economic growth of the City and cause undue damage to the public health and welfare of its citizens. Consequently, the City finds that it is in the public interest to require land development to meet the following improvement requirements. **We access our site from the previously established private road on adjacent Lot 8 with an existing private bridge over Hedges Creek. The utilities we need are existing in the same private road.**

TDC 74.020. - Authority.

(3) Supervision of Planting. The City Manager has jurisdiction over all trees, plants and shrubs planted or growing in or upon the public rights-of-way of the City and their planting, removal, care, maintenance and protection. The City Manager is to enforce these provisions. **Not applicable as we are not adjacent to a ROW.**

IMPROVEMENTS

TDC 74.110. - Phasing of Improvements. The applicant may build the development in phases. If the development is to be phased the applicant must submit a phasing plan to the City Manager for approval with the development application. The

timing and extent or scope of public improvements and the conditions of development must be determined by the City Council on subdivision applications and by the City Manager on other development applications. **No phasing proposed for the building shell and site work other than interior improvements are as TI.**

TDC 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. **Acknowledge.**

TDC 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. **Acknowledge.**

EASEMENTS AND TRACTS

TDC 74.310. - Greenway, Natural Area, Bike, and Pedestrian Path Dedications and Easements.

(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 must be surveyed, staked and marked with a City approved boundary marker prior to acceptance by the City. **None proposed.**

(2) For subdivision and partition applications, the Greenway, Natural Area, bike, and pedestrian path dedication and easement areas must be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or

(3) For all other development applications, Greenway, Natural Area, bike, and pedestrian path dedications and easements must be submitted to the City Manager ; building permits must not be issued for the development prior to acceptance of the dedication or easement by the City. **None proposed.**

TDC 74.320. - Slope Easements.

(1) The applicant must obtain and convey to the City any slope easements determined by the City Manager to be necessary adjacent to the proposed development site to support the street improvements in the public right-of-way or accessway or utility improvements required to be constructed by the applicant. **None proposed.**

(2) For subdivision and partition applications, the slope easement dedication area must be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or

(3) For all other development applications, a slope easement dedication must be submitted to the City Manager; building permits must not be issued for the development prior to acceptance of the easement by the City.

TDC 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 must be granted to the City. **Acknowledge.**

(4) For development applications other than subdivisions and partitions, and for both on-site and off-site easement areas, a utility easement must be granted to the City; building permits must 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 must determine when condemnation proceedings are to be used. **Acknowledge.**

(5) The width of the public utility easement must meet the requirements of the Public Works Construction Code. All subdivisions and partitions must 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. Other easements may be required as determined by the City Manager.

Acknowledge.

TDC 74.340. - Watercourse Easements.

(1) Where a proposed development site is traversed by or adjacent to a watercourse, drainage way, channel or stream, the applicant must provide a storm water easement, drainage right-of-way, or other means of preservation approved by the City Manager, conforming substantially with the lines of the watercourse. The City Manager must determine the width of the easement, or other means of preservation, required to accommodate all the requirements of the Surface Water Management Ordinance, existing and future storm drainage needs and access for operation and maintenance. **We have an existing bridge over Hedges Creek for our private access road and Hedges Creek is already in a sensitive area/vegetated corridor.**

(4) The storm water easement must be sized to accommodate the existing water course and all future improvements in the drainage basin. There may be additional requirements as set forth in TDC [Chapter 72](#), Greenway and Riverbank Protection District, and the Surface Water Management Ordinance. Water quality facilities may require additional

easements as described in the Surface Water Management Ordinance. Easements for this purpose already exist and are assumed to be adequate unless notified otherwise.

TDC 74.350. - Maintenance Easement or Lots. A dedicated lot or easement will be required when access to public improvements for operation and maintenance is required, as determined by the City Manager. Access for maintenance vehicles must be constructed of an all-weather driving surface capable of carrying a 50,000-pound vehicle. The width of the lot or easement must be at least 15-feet in order to accommodate City maintenance vehicles. In subdivisions and partitions, the easement or lot must be dedicated to the City on the final plat. In any other development, the easement or lot must be granted to the City and recorded prior to issuance of a building permit. **Acknowledge.**

TDC 74.485. - Street Trees. Prior to approval of a residential subdivision or partition final plat, the applicant must pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees. The location, placement, and cost of the trees must be determined by the City. This sum must be calculated on the interior and exterior streets as indicated on the final subdivision or partition plat. **Not applicable because our lot is accessed via an existing private street.**

UTILITIES

TDC 74.610. - Water Service.

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

(2) If there are undeveloped properties adjacent to the subject site, public water lines must be extended by the applicant to the common boundary line of these properties. The lines must be sized to provide service to future development, in accordance with the City's Water System Master Plan, TDC Chapter 12. **Not applicable.**

(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. Only one water supply source exists and will be connected to for service.

TDC 74.620. - Sanitary Sewer Service.

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

(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 must extend public sanitary sewer lines to the common boundary line with these properties. The lines must be sized to convey flows to include all future development from all up stream areas that can be expected to drain through the lines on the site, in accordance with the City's Sanitary Sewer System Master Plan, TDC Chapter 13. **Not applicable.**

TDC 74.630. - Storm Drainage System.

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

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

(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 must extend storm drainage lines to the common boundary line with these properties. The lines must 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. **Not applicable.**

TDC 74.640. - Grading.

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

(2) A development applicant must 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 Manager may require the applicant to remove all excess material from the development site.

Acknowledged.

TDC 74.650. - Water Quality, Storm Water Detention and Erosion Control. The applicant must comply with the water quality, storm water detention and erosion control requirements in the Surface Water Management Ordinance. If required: (1) On subdivision and partition development applications, prior to approval of the final plat, the applicant must arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be satisfied and obtain a Stormwater Connection Permit from Clean Water Services; or **Not applicable.**

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

(3) For on-site private and regional non-residential public facilities, the applicant must 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 must submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site must occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City. **Acknowledged.**

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 must 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 must 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. **Acknowledged.**

(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 must, at their own expense, provide an underground system. The applicant must be responsible for obtaining any off-site deeds and/or easements necessary to provide utility service to this site; the deeds and/or easements must be submitted to the City Manager for acceptance by the City prior to issuance of the Public Works Permit. **Acknowledged.**

TDC 74.670. - Existing Structures. Not applicable – none.

TDC 74.700. - Removal, Destruction or Injury of Trees. It is unlawful for a person, without a written permit from the City Manager, to remove, destroy, break or injure a tree, plant or shrub, that is planted or growing in or upon a public right-of-way within the City, or cause, authorize, or procure a person to do so, authorize or procure a person to injure, misuse or remove a device set for the protection of any tree, in or upon a public right-of-way. **Not applicable – no existing trees on the buildable portion of our lot.**

TDC 74.705. - Street Tree Removal Permit. Not applicable – no street trees because no ROW.



The west side of Hedges B as seen from the Hedges C lot. Hedges B is now completion and will be occupied by Perlo Construction. Landscaping is just being installed. The stained precast concrete is seen in the evening yellowing sun 12/6/18.

End of Narrative