

**PROJECT SUMMARY**

**NEED ASSESSMENT:**

The Lucky Foods freezer Addition is to provide Lucky Foods with more production capability. A large portion of their product is frozen, and their present freezer is inadequate to meet the market demand for their frozen foods. In addition, their hallmark product, Kimchi, has had a significant increase in market share. This requires additional ambient storage for the bottles for the Kimchi. The existing cooler is of capacity to accommodate that product

**BUILDING DESCRIPTION:**

The building is 5,160 square foot refrigerated storage facility approximately 28 feet in height. The construction will be Insulated Metal Panels (IMP) with a pre-engineered metal building frame. This construction system provides significant improvement in freezer design regarding energy consumption and sanitary concerns of the food processing industry. The refrigeration equipment will be located on the ground at the north end of the building and will be screened. There will be no mechanical equipment on the roof. Exterior lighting will be building mounted.

The color of the addition will match the accent stripes on the existing building. We believe that based on the existing massing and the addition it would be more aesthetically pleasing to provide a contrast to the predominantly "white" of the building and identify the building as a separate but significant part of the function of the business.

**ZONING:** Chapter 61

Based on the Pre-application notes by the City of Tualatin the property is designated as General Manufacturing MG. In accordance with Table 61-1 this use is permitted outright in this Zone.

**SITE DEVELOPMENT STANDARDS** Chapter 73 A 400

All sidewalks and accessible routes to the building existing and were previously approved by the City. All shipping and receiving occur at the "rear" north side of the building and cannot be readily viewed from Itel Street. All activity from the freezer addition will go through the existing shipping and receiving vestibule.

**LANDSCAPING:** Exceeds Chapter 73. B requirements

Landscaping design is purposeful to the building function. There will be a 1-foot pest strip between the building and the landscaped area, the landscape is kept low and accessible for pest control reasons with the higher elements being away from the building.

**PARKING:** Meets standards in Chapter 73.C

The design accommodates the parking requirements for this Lan-use. See attached drawing for parking plan.

**WASTE MANAGEMENT:** Meets requirements of Chapter 73.D

The existing trash enclosure meets the standard for waste management. This addition will generate no additional waste. Cardboard and other recyclable activity occurs in the shipping vestibule.

**SEWER REGULATIONS:** TMC 03-02 – Propose addition will not impact the sanitary sewer

The building already is connected to the sanitary, and the addition will be freezer and refrigeration area and will not sanitary flow impacts. The requirements of TMC 03-02 will be met.

**WATER SERVICE:** TMC 03-03 – Propose addition will not impact the water service

The building already is connected to the City's water system and has a fire sprinkler system, the addition will be freezer and refrigeration area and will not impact domestic water flows, and interior fire sprinkler system

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may need to be enlarged but exterior improvements are not expected to be required. The requirements of TMC 03-03 will be met.

### SOIL EROSION, SURFACE WATER MANAGEMENT, WATER QUALITY FACILITIES AND BUILDING AND SEWER: TMC 03-05 –

The building already is connected to the sanitary, and the addition will be freezer and refrigeration area and will not impact sanitary flows. The requirements of TMC 03-02 will be met.

#### STORM DRAINAGE & WATER QUALITY

##### *TDC 74.630 Storm Drainage System*

As a part of the City of Tualatin approval in Case File # PAR-03-01, a stormwater facility for water quality and water quantity was constructed on Tract A per Partition Plat 2003-042. Storm drain easement and conveyance piping already exists for this site to drain to the noted Tract "A".

##### *TDC 74.650 Water Quality, Stormwater Detention and Erosion Control*

As a part of the City of Tualatin approval in Case File # PAR-03-01, a stormwater facility for water quality and water quantity was constructed on Tract A per Partition Plat 2003-042. Storm drain easement and conveyance piping already exists for this parcel to drain to the noted Tract "A".

#### WATER

Domestic water and Fire line connections already exist to the building.

#### SANITARY SEWER

*TDC 74.620 (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.*

A sanitary sewer connection already exists to the building. A portion of the on-site service line will be reinstalled as it fall under the future building addition.

#### UTILITY EASEMENTS

*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 shall be granted to the City.*

No additional easements will be required.

#### GRADING

*TDC 74.640 (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.*

*(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.*

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.

## 8. EROSION CONTROL

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*TDC 74.650 (3) ..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. In order to reduce the amount of sediment discharged into the public storm system, erosion control measures are required during construction. If the site is over 1 acre in size a NPDES Erosion Control Permit is required.*

The disturbance area will be less than one acre and therefore a NPDES EC permit is not required. Regardless though, an Erosion Control plan will be prepared with the final construction plans.

### OTHER IMPACTS:

A traffic letter is attached to this submittal. There will be no increase in employee per shift with this addition, existing warehouse staff will serve the freezer

Storm water impact will not be significantly impacted in fact there will be less impervious area than the original construction.

There are no wetland areas impacted by this development.