

20166427

Portland Trail Blazers Practice Facility – Phase III – Addition
7325 SW Childs Road
Portland, OR 97224

DESIGN NARRATIVE

The existing Trail Blazers Practice Facility was constructed in 1998. Additions and remodels of the Facility were completed in 2013 & 2015. Neither of these Project addressed a growing need for addition Locker facilities that accommodate Guest teams and diverse genders. The current addition project will address these needs, as well as others. In addition to the locker facilities, this addition will include a drug testing room and spec office space. To address water treatment needs, the existing planter will be expanded to take on the rain water from the new addition.

Exterior Design Intent:

- Match all existing finishes and products.
- Match existing “storefront” window system
- Match Phase II (2015) Media Room Addition for Prelim HVAC
- Revise Existing Water Treatment Planter – See Civil Documents
- Provide Concrete Walking path for exiting, service, and access.

Overall, our design intent regarding all work on the Trail Blazers Practice Facility is to maintain the existing look, improve the existing function, minimize impact on existing landscaping, plant back any and all landscaping elements impacted by construction, and leave the existing off-street parking unchanged and unaffected.

Our proposed project applies to the Municipal & Development Codes as follows:

In accordance with TMC 3-5-350 and 3-5-360 and CWS Design and Construction Standards Chapter 4, the proposed and existing stormwater facilities are designed to remove 65 percent of the phosphorous from the runoff of a storm event totaling 0.36 inches of precipitation falling in four hours with an average return period of 96 hours from 100 percent of the newly constructed impervious surfaces.

The project is able to meet the requirements of the Bridgeport Area Stormwater Master Plan of a maximum allowable release rate of 0.9 cfs/acre for the 25-year storm. The total 25-year peak discharge for the proposed building and sidewalk is 0.039 cfs which is less than the allowable rate of 0.045 cfs for the new impervious area.

CHAPTER 50 OFFICE COMMERCIAL ZONE (CO)

TDC 50.100. Purpose.

The purpose of this zone is to provide areas for professional offices in locations adjacent to or across the street from residential areas. The zone is intended to provide for office development ranging in size from small buildings with one or two tenants to large complexes housing business headquarters. Development design in this zone is intended to be sensitive to the preservation of significant natural resources and to provide extensive perimeter landscaping, especially adjacent to residential areas and streets.

TDC 50.200. Use Categories.

- **(Use to Remain Unchanged)**

TDC 50.300. Development Standards.

- **(Existing Setbacks to remain unaffected. New walls align with existing walls. Existing Eastern side yard setback shown at 16'-1 ½" for existing structures is to remain unchanged)**

TDC 50.310. Additional Development Standards.

- (1) *Outdoor Uses.* **(No Changes requested within proposed addition)**
- (2) *Setback Reduction for Developments Adjacent to Greenways and Natural Areas.* **(No Changes requested within proposed addition)**

CHAPTER 73A SITE DESIGN STANDARDS

GENERAL PURPOSE AND OBJECTIVES OF SITE AND BUILDING DESIGN STANDARDS

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

(To align with existing design that meet the stated Purpose and Objectives, the proposed site and design are intended to match existing elements and forms as closely as is feasible.)

COMMERCIAL DESIGN STANDARDS

TDC 73A.300. Commercial Design Standards.

The following standards are minimum requirements for commercial development in all zones, except the Mixed-Use Commercial (MCU) zone, which has its own standards:

- (1) *Walkways.* **(No changes proposed)**
- (2) *Accessways.* **(N/A)**
- (3) *Drive-up Uses.* **(N/A)**
- (4) *Safety and Security.* **(N/A)**
- (5) *Service, Delivery, and Screening.* **(No changes proposed)**
- (6) *Adjacent to Transit.* **(N/A)**

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:
 - (a) **(Little to No impact expected to existing trees)**
 - (b) **(Addition proposed on NW corner of existing building. Little to no impact from sun is expected. Additional screening and shading is not feasible with proximity of neighboring building.)**

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*
(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

(With the proposed addition. The landscape area of the site remains just under 34%. Over 2x the Minimum Requirement.)

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

- (1) *General.* In addition to requirements in TDC 73B.020, commercial uses, except those located in the Mixed-Use Commercial (MUC) zone, must comply with the following:
 - (a) **(Landscape to match originally designed plan as closely as is feasible)**
 - (b) **(No changes proposed that are directly adjacent Public Right-of-Way)**
- (2) *Manufacturing Park (MP)—Wetland Buffer.* **(N/A)**

TDC 73B.080. Minimum Landscaping Standards for All Zones.

The following are minimum standards for landscaping for all zones.

(1) Required Landscape Areas	Existing Landscape to remain or be re-installed as originally designed.
(2) Fences	No Fence Modifications Proposed – Fence disturbed during construction will be re-installed or replaced to match or improve upon existing conditions.
(3) Tree Preservation	Landscape design to match original design. Any landscaping disturbed will be replaced to match existing or original design.
(4) Grading	Existing Grade and Drainage to remain
(5) Irrigation	N/A
(6) Re-vegetation in Un-landscaped Areas	N/A

TDC 73B.090. Minimum Standards Trees and Plants.

(No new trees or plants anticipated outside of the treatment planter. See Civil Documents for more info)

CHAPTER 73C PARKING STANDARDS

(See Unchanged Occupancy Narrative)

CHAPTER 73D WASTE AND RECYCLABLES MANAGEMENT STANDARDS

(No changes anticipated)

CHAPTER 74 PUBLIC IMPROVEMENT REQUIREMENTS

IN GENERAL

TDC 74.010. Purpose.

(See Unchanged Occupancy Narrative – No Public improvements anticipated)

TDC 74.020. Authority.

(N/A)

IMPROVEMENTS

TDC 74.110. Phasing of Improvements.

(N/A)

TDC 74.120. Public Improvements.

(N/A)

TDC 74.130. Private Improvements.

(The owner does not anticipate financial participation of any public entities.)

TDC 74.140. Construction Timing.

(N/A)

RIGHT-OF-WAY

TDC 74.210. Minimum Street Right-of-Way Widths.

(No Right-of-Way modifications anticipated)

TDC 74.220. Parcels Excluded from Development.

(N/A)

EASEMENTS AND TRACTS

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

(N/A)

TDC 74.320. Slope Easements.

(N/A)

TDC 74.330. Utility Easements.

(No Additions to Public Utilities Proposed)

TDC 74.340. Watercourse Easements.

(N/A)

TDC 74.350. Maintenance Easement or Lots.

(N/A)

TDC 74.410. Future Street Extensions.

(N/A)

TDC 74.420. Street Improvements.

(N/A)

TDC 74.425. Street Design Standards.

(N/A)

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

(N/A)

TDC 74.440. Streets, Traffic Study Required.

(N/A)

TDC 74.450. Bikeways and Pedestrian Paths.

(N/A)

TDC 74.460. Accessways in Residential, Commercial and Industrial Subdivisions and Partitions.

(N/A)

TDC 74.470. Street Lights.

(N/A)

TDC 74.475. Street Names.

(N/A)

TDC 74.480. Street Signs.

(N/A)

TDC 74.485. Street Trees.

(N/A)

UTILITIES

TDC 74.610. Water Service.

(Modifications to existing Utilities to be Design/Build and submitted to the city via deferred submittals)

TDC 74.620. Sanitary Sewer Service.

(Modifications to existing Utilities to be Design/Build and submitted to the city via deferred submittals)

TDC 74.630. Storm Drainage System.

(This info also provided in the Stormwater Report) Stormwater plans and calculations were prepared in accordance with TDC 74.630 and 74.650 and CWS Design and Construction Standards Chapter 4. Stormwater from the proposed 1360 SF building addition is managed for water quantity via a flow through stormwater planter with flow control orifice. Roof drains from the proposed addition will discharge to the proposed 50 SF raised planter located directly north of the existing stormwater planter constructed in 2015. The stormwater facility will meet the peak flow matching design criteria for hydromodification based on the design criteria in Section 4.08.06 of CWS Standards for the 25-year event. The 2-year, 5-year, and 10-year post construction discharge rate from the planter slightly (0.002 to 0.006 cfs) exceed the predevelopment discharge rate due to the small basin area and minimum orifice size required by CWS standards.

TDC 74.660. Underground.

(Modifications to existing Utilities to be Design/Build and submitted to the city via deferred submittals)

TDC 74.670. Existing Structures.

(All existing Utilities to remain unless noted on documents)

TDC 74.700. Removal, Destruction or Injury of Trees.

(No Right-of-way improvements or modifications proposed)

TDC 74.705. Street Tree Removal Permit.

(N/A)

TDC 74.706. Street Tree Fees.

(N/A)

TDC 74.707. Street Tree Voluntary Planting.

(N/A)

TDC 74.708. Street Tree Emergencies.

(N/A)

TDC 74.710. Open Ground.

(N/A)

TDC 74.715. Attachments to Trees.

(N/A)

TDC 74.720. Protection of Trees During Construction.

(No Right-of-way improvements or modifications proposed)

TDC 74.725. Maintenance Responsibilities.

(N/A)

TDC 74.730. Notice of Violation.

(N/A)

TDC 74.735. Trimming by City.

(N/A)

TDC 74.740. Prohibited Trees.

(N/A)

TDC 74.745. Cutting and Planting Specifications.

(N/A)

TDC 74.750. Removal or Treatment by City.

(N/A)

TDC 74.765. Street Tree Species and Planting Locations.

(N/A)

CHAPTER 75 ACCESS MANAGEMENT

(Existing Access to remain unaffected – Section not applicable.)

