

Bridgeport Village Refresh

Project Narrative for Architectural Review II

Revised 1/6/22

The Bridgeport Village Architectural Review II application is a companion submittal to the Bridgeport Village AR I application.

Overview

In discussions with the City of Tualatin about the Architectural Review process, it was determined that this part of the project would require a more extensive review due to the need to include a Clean Water Services (CWS) review and approval process. The hardscape replacement element of the project involves the removal and replacement of a portion of the concrete hardscape and the inclusion of new landscape areas. This action will trigger increase water detention requirements and review by CWS. Due to this process, this Architectural Review Type II will include all elements that involve removal and replacement of hardscape or building foundation work that exceed the AR I thresholds.

The main area subject to the hardscape replacement and landscaping are the North/South spokes and the Village Green area. Another area included in this review, is the area that will contain the additional storm water detention system, which will be constructed in the parking lot west of the theater. These areas are defined in the submittal plan set.

This Architectural Review Type II general includes the following:

1. Hardscape Replacement: The existing concrete sidewalks, plazas and pavers will be demolished to the existing subgrade in the defined areas. New concrete walks and plazas will be installed with patterns that are compatible to the new overall designs. The outdoor rooms, under the new canopies, will have decorator tiles or pavers. This work will generally occur after the installation of the other new elements.
2. Additional Detention: The replacement of concrete paving triggers additional storm water detention requirements. Our civil engineer has calculated that required volume and has designed a shallow detention system to meet the requirement. The detention system will be

located in the parking lot to the west of the theater. The final grade of the parking lot will remain the same as it exists today.

3. Landscape areas: Per the attach plans various new landscape areas have been developed. These new areas are primarily in the North, South spokes and Village Green. Existing landscape areas in other locations will be replanted.

4. Playground:

The project will create a new playground area that will utilize natural elements and structural features to create a unique play experience. This element is located in the Village Green.

5. Building E:

The existing canopy over the outdoor plaza will be removed and replaced. The new canopy will have a higher roof and south edge to let more light into the plaza. The plaza will include a new fireplace feature and landscape wall to enclose the plaza area. This renovation will also include the relocation of the grease trap located in this plaza.

6. Peet's Plaza:

The side walk area in front of the Peet's retail will be upgraded. One parking stall will be incorporated into the plaza area. New seating and landscaping and surfaces will be installed in the area.

~~7. Theater Court: (in Tigard but part of the project):~~

~~The existing landscape areas will be reworked to remove the concrete features. New plantings will be installed in the existing planters. New furniture and accessories will be installed.~~

8. The Front Door:

The main intersection of the ring road and the entry road from Bridgeport Way is identified as the "Front Door". The concrete paving in this intersection will be painted in a pattern to help identify it as a pedestrian area and provide some traffic calming in this area.

Code Review Items

As outlined above the Bridgeport Village Refresh is a project that contains a group of related specific tasks. The below is a discussion of specific code elements and how the project will address them.

Tualatin Municipal Code 3-05 - Soil Erosion, Surface Water Management, Water Quality Facilities, and Building and Sewers

TMC 3-5-050 Erosion Control Permits

The scope and nature of the construction for this project will require submittal for and issuance of an erosion control permit. Best management practices will be incorporated into the final erosion control plans. It is understood that the ECP will be submitted for after approval of the Architectural Review.

TMC 3-5-200/240 Surface Water Management

The large majority of the existing storm water conveyance and management system will remain as existing. Only minor changes to drain inlet locations inside the project area. Due to the amount of hardscape replacement code requires expansion of the project storm water detention system. The discussion and calculations for the addition of this system are detailed in the storm drainage report. It should be noted that the existing storm water quality facilities as currently constructed, meet current code requirements.

TMC 3-5-450 Building Sewers

One sewer line will be modified as part of this project. The existing grease trap in the building E plaza will be relocated to the curb lane in the private drive, as shown in the plans.

Tualatin Development Code

TDC 33.110 – Tree Removal

The project will remove 7 small trees and replace them with 11 new trees, 2 ½” dia. minimum. All of the trees to be removed are under 8” diameter. Based on this, a tree removal assessment report is not required.

TDC 73A.300. (1) Walkways

As part of the project many of the existing walkways will be removed and replaced, most of these will be replaced at roughly the same grade and elevation. These walkways will all meet the criteria outline in this section.

One area will receive a special treatment. The main private road intersection at the southern end of the main plaza will receive traffic calming treatment. To better align the handicap ramps in this intersection with the primary N/S walkways, the HC ramps will be moved closer together. This is a large intersection, in its current configuration the crosswalks are a long way apart and cars tend to speed up as they move through the area. Narrowing the area between the crosswalks will make pedestrians more apparent in the operation of the intersection. The existing hardscape will remain in place, the crosswalks will be redefined with new striping and

architectural patterns. These elements will help identify the intersection as a designated pedestrian area. The painted surfaces will all be non-skid and pedestrian friendly. The final design for the pattern is not complete at this time.

TDC 73A.300 (4) – Safety and Security

The project will maintain lighted storefronts similar to the existing conditions. Only a small percentage of storefront will be remodeled. Some lighting changes will occur in the N/S spokes and the Village Green. A few of the existing pedestrian pole lights will be replaced with new lighting. The new lighting will be more indirect and oriented to the walking surfaces, minimum Fc levels are met. In the North and South spokes and the Village Green the main new lighting element will be the lighting from the new canopies. The canopies will provide significant lighting. All lighting modifications are designed to insure a safe and comfortable pedestrian environment. Some samples of the lighting renderings have been added to the application file.

TDC 73B.020 (4) - Landscape Area Standards; Areas

As part of the BV Refresh the landscape in the project area will be significantly upgraded and expanded. The quantities of landscape area cannot be recalculated for the entire Bridgeport Village project, but we can reevaluate the landscape areas inside the project area. The project area that will involve the primary hardscape and landscape changes are the N/S spokes and the Village Green. This area represents 32,500 SF. Currently in this area there are 1,210 sf of existing landscaping. The new plan for this same area includes 4,030 sf of landscape area, or 12% of the total project area. This value would conform to the requirements of this section, and would represent an increase of landscape area by 300%.

TDC 73B.080/ 73.090 Landscape Standards

As noted above the project will be adding significant amounts of new landscape areas. In general, Centercal projects are standouts for the variety, size and quality of landscaping materials. It should be noted that Centercal was not the original developer of this center. The proposed landscape materials will meet or exceed the standards defined in this section. The standards are clear and we believe our project will achieve the defined goals. Landscape plans are included in the AR submittal that detail the materials and locations.

TDC 74.630 – 74.650 Storm Drainage, Grading, Erosion Control

As stated above the project will include only minor adjustments to the existing storm drainage system. The added detention requirement is fully detailed in the provide storm water report. It should be note that the new detention facility will be located in the City of Tigard, the applicant is in discussions with Tigard for this item.

The project involves very little grading. The extent is the removal of concrete walkways and modification to the gravel subbase. Also there will be minor structure excavation for new building elements.

An erosion control permit will be applied for and issued for the project. The major erosion control BMP will be to sock all the catch basins around the project. Due to the lack of grading, most activities will be able to occur on a hard surface. An ECP permit has already been submitted, for the companion MAR already approved for this site.

We believe that the above provide information correctly details the work of this project and its related code concerns. After the review and approval of this Architectural Review Type II application, it is understood that more detailed building/grading/utility plans will be submitted for construction permits.

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FWDA